

DRAFTAgenda Item Number : **2A**

Request For Council Action

Date Submitted 2016-04-27 16:47:04**Applicant** Jay Sandberg**Quick Title** Bid Award**Subject** Award Bid and approve a contract and additional work with Holbrook Asphalt, Inc., for High Density Mineral Bond Overlay Project for parking lots and trails within the city.**Discussion** This project includes asphalt coating and re-striping of 11 parking lots and five miles of trail within the city. The bid amount is \$121,174. With the proposed additional work of \$41,828, the total amount to be approved and awarded is \$163,002.**Cost** \$163,002**City Manager
Recommendation****Action Taken****Requested by** Jay Sandberg**File Attachments** [High Density Mineral Bond City Council Exhibit.pdf](#)**Approved by Legal
Department?****Approved in Budget?** **Amount:****Additional Comments** After the bid opening Parks dept. decided to add striping the the trails due to the extremely low and competitive unit cost, and the Fire Dept. decided to include overlay for all of the Fire Station Parking Lots.**Attachments** [High Density Mineral Bond City Council Exhibit.pdf](#)

High Density Mineral Bond Overlay Project
 Bid Tabulation

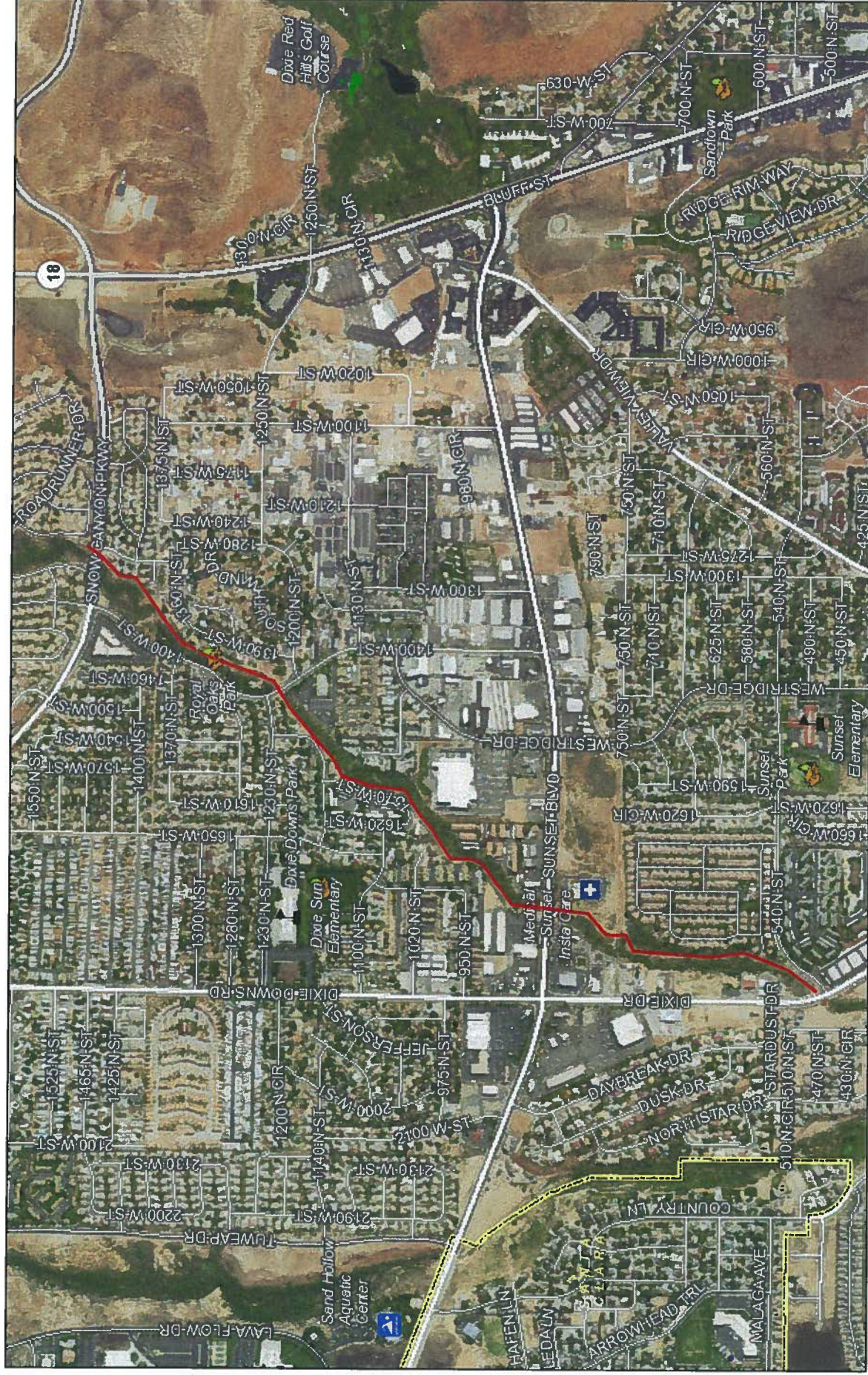
<i>No.</i>	<i>Item</i>	<i>Unit</i>	<i>Qty</i>	Hobrook Asphalt		Straight Stripe Painting	
				<i>Unit Price</i>	<i>Amount</i>	<i>Unit Price</i>	<i>Amount</i>
1	Mobilization	Lump	1	500.00	500.00	500.00	500.00
2	HDMB Seal Coat	Sq. Ft.	724,600	0.164	118,834.40	0.17	123,182.00
3	Striping	Ln. Ft.	5,800	0.25	1,450.00	1.00	5,800.00
4	Handicap Marking	Each	13	30.00	<u>390.00</u>	50.00	<u>650.00</u>
					121,174.40		130,132.00

High Density Mineral Bond Overlay Project

Bid Tabulation

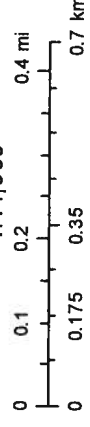
<i>No.</i>	<i>Item</i>	<i>Unit</i>	<i>Qty</i>	Hobbrook Asphalt		Additional Work	
				<i>Unit Price</i>	<i>Amount</i>	<i>Qty</i>	<i>Amount</i>
1	Mobilization	Lump	1	500.00	500.00	175.00	175.00
2	HDMB Seal Coat	Sq. Ft.	724,600	0.164	118,834.40	163,192.00	26,763.49
3	Striping	Ln. Ft.	5,800	0.25	1,450.00	58,358.00	14,589.50
4	Handicap Marking	Each	13	30.00	<u>390.00</u>	10	<u>300.00</u>
					121,174.40		41,827.99

Halfway Wash Trail



April 1, 2016

1:14,000

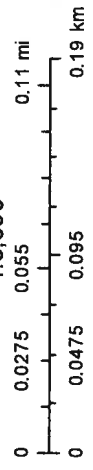


Little Valley Phase 1&2 Parking



April 1, 2016

1:3,500

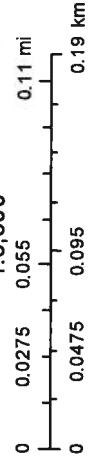


Millcreek Trail

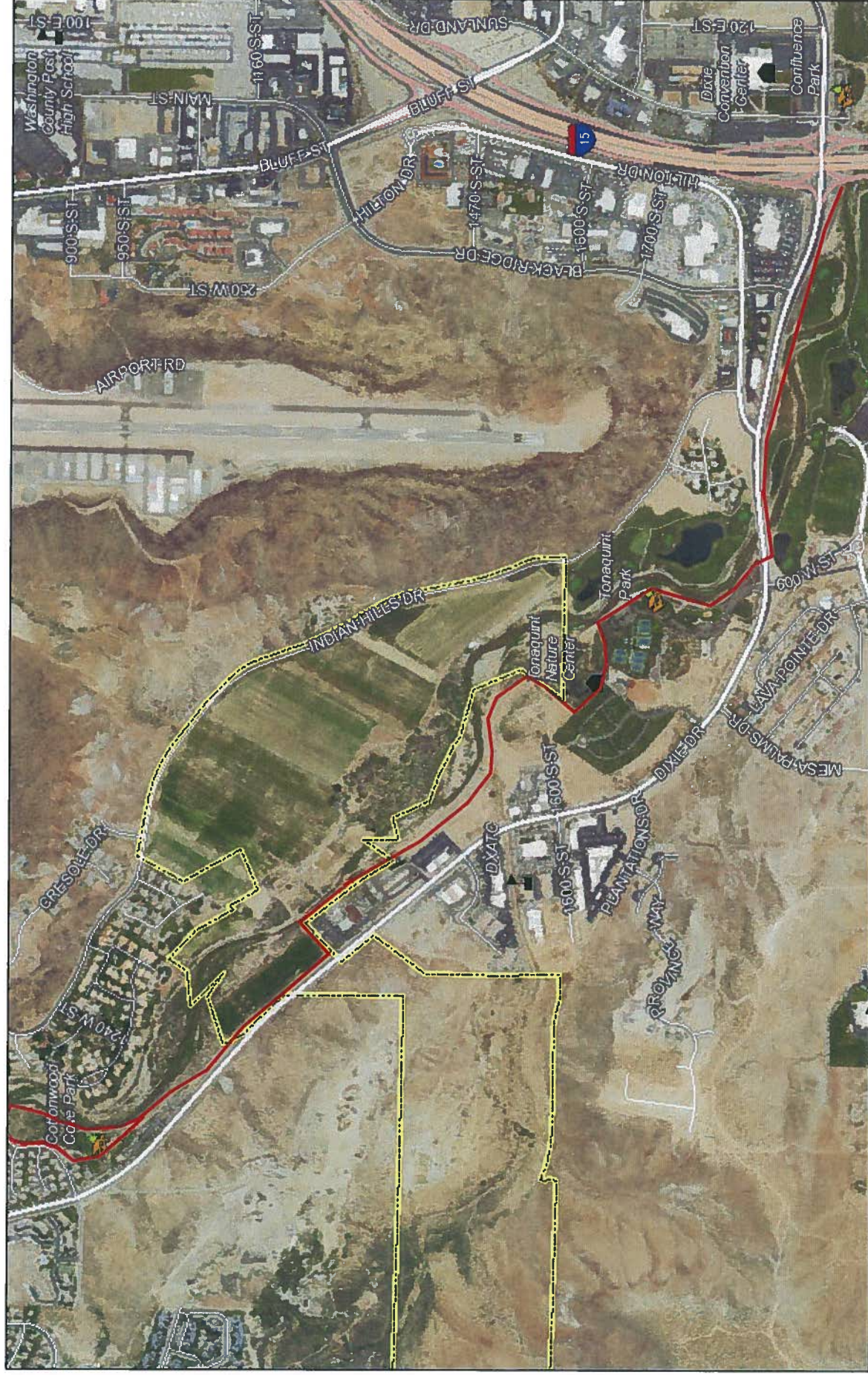


April 1, 2016

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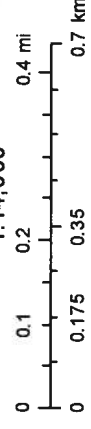


Santa Clara River Trail



April 1, 2016

1:14,000

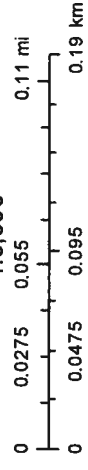


Tonaquint Cemetery Drives

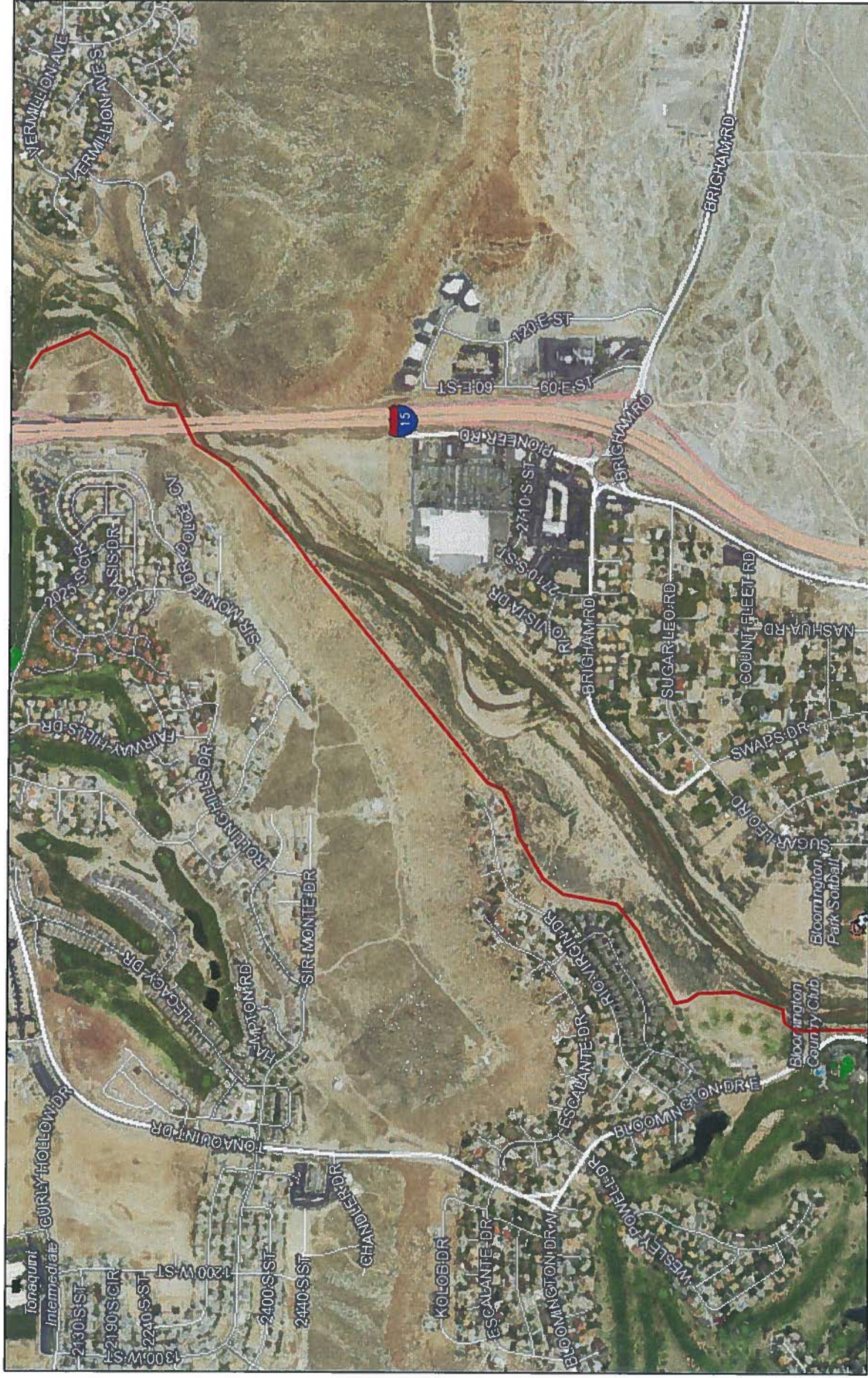


April 1, 2016

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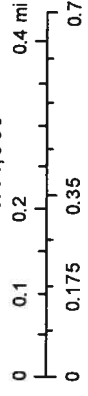


Virgin River Phase 1(Confluence to Man O War)

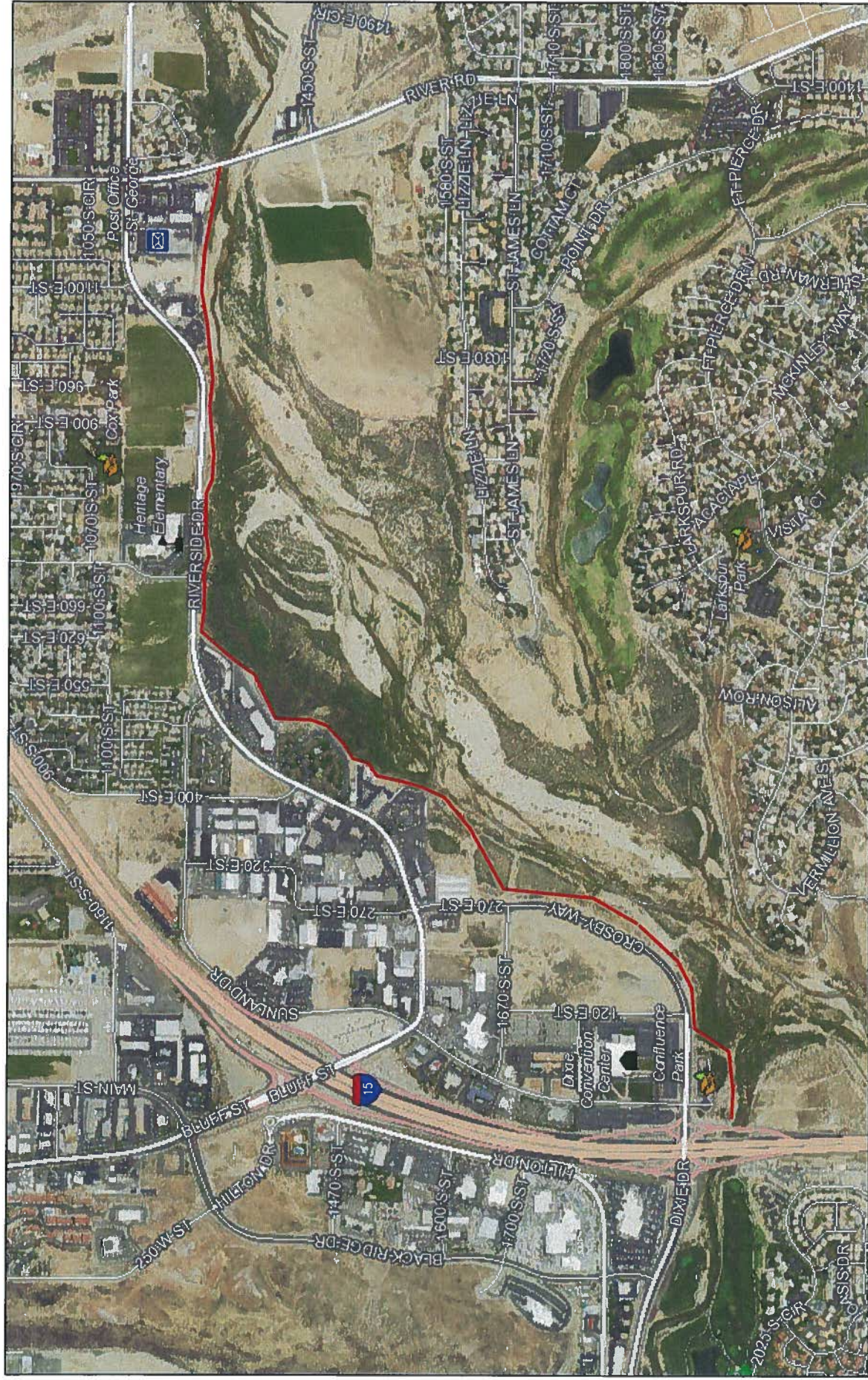


April 1, 2016

1:14,000

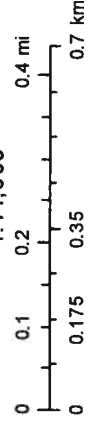


Virgin River Phase 2 (River Road to Confluence Trail Head)



April 1, 2016

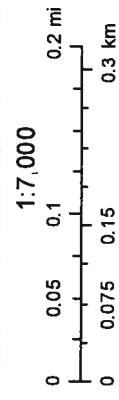
1:14,000



Virgin River Phase 3 (Skim board Park to Middleton Wash intersection)



April 1, 2016



DRAFTAgenda Item Number : **2B**

Request For Council Action

Date Submitted 2016-04-28 12:55:25**Applicant** C. Hood**Quick Title** Bid Award of GSA Contract**Subject** New 2015 MV-1 ParaTransit Van for Suntran**Discussion** Masters Transportation ParaTrans Van for Suntran under the GSA Contract # GS-30F-CA029 (Government Services Administration)**Cost** \$51558.00**City Manager
Recommendation****Action Taken****Requested by** Courtney Stephens**File Attachments****Approved by Legal
Department?****Approved in Budget?** **Amount:****Additional Comments** This van is equipped with Enhanced Radio features, Bluetooth enabled power entry doors and rear back-up camera. In Stock - Delivery in 10 days from Transportation Corp.

DRAFTAgenda Item Number : **2C**

Request For Council Action

Date Submitted 2016-05-04 12:03:07**Applicant** C. Hood**Quick Title** Bid Award**Subject** Streets Storage Shed at the Re-Use Center

Discussion 3 formal bids were received for this project. (Bid # 16-0007)Of the three, Wells Custom Construction was the low bid. Recommend going with Wells Custom Construction as they are a local St. George business and submitted the low bid.

Cost \$0.00**City Manager
Recommendation****Action Taken****Requested by** Carlos Robles**File Attachments****Approved by Legal
Department?****Approved in Budget?** **Amount:**

Additional Comments This is a 40' X 100' storage building for the Streets departments Re-use Center. Although the amount exceeds the budgeted amount, they will make up the difference by cancelling other expenditures slated for this fiscal year.

DRAFTAgenda Item Number : **2D****Request For Council Action**

Date Submitted 2016-05-04 11:51:55**Applicant** C. Hood**Quick Title** Bid Award**Subject** Recreation Center Re-Roofing Project**Discussion** We only received one bid on the is project. Stout Roofing bid \$
140,170.00**Cost** \$140,170.00**City Manager
Recommendation****Action Taken****Requested by** Carlos Robles**File Attachments****Approved by Legal
Department?****Approved in Budget?** **Amount:****Additional Comments** Bid came in over budget and a budget opening will need to be
prepared to account for the extra cost of \$ 30,000 Also, the contract is
subject to legal review and final approval.

DRAFTAgenda Item Number : **3A**

Request For Council Action

Date Submitted 2016-04-27 10:21:22**Applicant** Kay Traveller - Ried Pope, L&R Pope Engineering**Quick Title** Public Hearing/Ordinance - Final Plat Amendment**Subject** Consider Amending a Final Subdivision Plat for Stone Cliff Phase 13 Amended and Extended

Discussion The purpose of this Final Subdivision Plat Amendment is to adjust the lot lines of lots 1305 and 1306. Also to adjust the lot lines of Lots 1307 and 1308 by moving the road between said lots instead of being located to the north of Lot 1308. Note: The private road known as Bridgestone Drive will be eliminated and the private street Granite Way will continue easterly. No other changes were made or intended.

Cost \$0.00**City Manager
Recommendation****Action Taken****Requested by** Todd Jacobsen**File Attachments** [Stone Cliff Phase 13 Am.pdf](#)**Approved by Legal
Department?****Approved in Budget?** **Amount:**

Additional Comments There are two drawings in the attachment. One is the Amended Subdivision Plat and the other is the Recorded Final Subdivision Plat.

Attachments [Stone Cliff Phase 13 Am.pdf](#)

SURVEYOR'S CERTIFICATE

I, the undersigned, being duly qualified and licensed as a Professional Surveyor in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original record of the survey and map as shown to me by the owner of the same, and that the same has been correctly placed on the ground as required by law.

STONE CLIFF - PHASE 13 AMENDED AND EXTENDED
BOUNDARY DESCRIPTION

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires _____.



OWNER'S DEDICATION

STONE CLIFF - PHASE 13 AMENDED AND EXTENDED

THE UNDERSIGNED, being duly qualified and licensed as a Professional Surveyor in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original record of the survey and map as shown to me by the owner of the same, and that the same has been correctly placed on the ground as required by law.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF GEORGIA
COUNTY OF DEKALB

NOTARY PUBLIC NAME
MY COMMISSION EXPIRES

NARRATIVE

The purpose of this instrument is to incorporate the LOT 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 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3124, 3125, 3126, 3127, 3128, 3129, 3130, 3131, 3132, 3133, 3134, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3143, 3144, 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170, 3171, 3172, 3173, 3174, 3175, 3176, 3177, 3178, 3179, 3180, 3181, 3182, 3183, 3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3194, 3195, 3196, 3197, 3198, 3199, 3200, 3201, 3202, 3203, 3204, 3205, 3206, 3207, 3208, 3209, 3210, 3211, 3212, 3213, 3214, 3215, 3216, 3217, 3218, 3219, 3220, 3221, 3222, 3223, 3224, 3225, 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3233, 3234, 3235, 3236, 32

When Recorded Return To:
City of St. George
City Recorder's Office
175 East 200 North
St. George, Utah 84770

ORDINANCE NO. _____

**AN ORDINANCE AMENDING
'STONE CLIFF SUBDIVISION PHASE 13'
LOCATED IN ST. GEORGE, WASHINGTON COUNTY, UTAH**

WHEREAS, the City of St. George City Council approved the final plat STONE CLIFF SUBDIVISION PHASE 13 on June 18, 2015, which was recorded in the Washington County Recorder's Office as document number 20150024825; and

WHEREAS, the owner of the real property of Lot 1304, 1305, 1307, and 1308 within STONE CLIFF SUBDIVISION PHASE 13 has petitioned the City of St. George City Council to amend STONE CLIFF SUBDIVISION PHASE 13, by adjusting the lot lines of lots 1305 and 1306, and their associated easements. Also, it is requested that the private street, Granite Way, continue easterly between Lots 1307 and 1308, requiring adjustment of the lot lines and associated easements of Lots 1307 and 1308. The private road known as Bridgestone Drive will be eliminated; and

WHEREAS, the City Council has determined that amending STONE CLIFF SUBDIVISION PHASE 13 is in the best interest of the health, safety, and welfare of the citizens of the City of St. George and is justified at this time.

NOW, THEREFORE, BE IT ORDAINED, by the City of St. George City Council that STONE CLIFF SUBDIVISION PHASE 13 is hereby amended by adjusting the lot lines of lots 1305 and 1306 and their associated easements. Also it is amended by adjusting the lot lines and associated easements of Lots 1307 and 1308, by moving the private street between said lots instead of being located to the north of Lot 1308. The private street known as Bridgestone Drive will be eliminated, and the private street Granite Way will continue easterly.

APPROVED AND ADOPTED by the City Council of the City of St. George, this ____ day of _____, 2016.

Jonathan T. Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

DRAFTAgenda Item Number : **3B**

Request For Council Action

Date Submitted 2016-04-25 11:29:59**Applicant** Mr. Steven Sheffield and Mr. Mike Sheffield**Quick Title** Public Hearing, Zone Change, and Ord to Amend the PD-C**Subject** Consider a zone change amendment for a Master Sign Plan for the Boulder Creek Commons and Boulder Creek Crossing commercial center sites. Generally located at the intersection of 1450 South Street and River Road.**Discussion** The applicant is proposing a master sign plan for both properties located on the east and west of River Road. One 30' and two 31' pylon and several monument signs are being proposed. Planning Commission recommends approval, however with a reduction of the number of signage.**Cost** \$0.00**City Manager
Recommendation****Action Taken****Requested by** John Willis**File Attachments****Approved by Legal
Department?****Approved in Budget?** **Amount:****Additional Comments**

Zone Change Amendment

PLANNING COMMISSION AGENDA REPORT: **04/12/2016**

CITY COUNCIL SET DATE: **04/21/2016**

CITY COUNCIL MEETING: **05/05/2016**

ZONE CHANGE: PUBLIC HEARING

Master Sign Plan – Boulder Creek Commons / Crossing

Case No. 2016-ZCA-018

- Request:** This is a request for an overall ‘Master Sign Plan’ for both Boulder Creek “Crossing” (located on the west side of River Road) and Boulder Creek “Commons” (located on the east side of River Road).
- Owner:** River Road Investments LLC
- Applicants/Rep.:** Mr. Mike Sheffield and Mr. Steven Sheffield
- Area(s):** West = Approx. 10 acres = ‘Crossing’
East = Approx. 16 acres = ‘Commons’
- Properties:** Located on the west and east side of River Road and on the north and south side of 1450 South Street.
- Current Zones:** PD-C (Planned Development Commercial)
- General Plan:** COM (Commercial)
- Related Cases:**
1. 2015-GPA-001 = (for Lot 1) Boulder Creek Crossing (West) – LDR to COM - 1.4 acres (CC approved)
 2. 2016-GPA-003 = Boulder Creek Crossing (West) - LDR & FP to COM – 6.3 acres (CC approved)
 3. 2015-ZC-017 = Boulder Creek Crossing (10.83 acres); includes zone change, conceptual L/O, Car Wash project, and commercial uses list (CC approved)
 4. 2016-ZCA-008 = Rite Aid project (CC approved)(1.5 acres)
 5. 2016-ZC-035 = Boulder Creek Commons (North & South)(East) – R-1-10 to PD-C (conceptual L/O & use list)(North = 3.64 acres)(South = 13.00 acres)
 6. 2016-ZCA-008 – Rite Aid (CC approved)

Ordinance:

A Master Sign Plan may be considered in a PD (Planned development) zone per Title 9 Chapter 13 ‘Signs and Displays’; Section 9-13-4.B.7 which reads *“7. Special Standards: The following special standards for commercial signs shall apply for all signs located on streets not listed in subsection B1c(2) of this section (streets not designated as major commercial streets) and for planned development zones unless a specific sign plan has been approved as part of the PD zone . . .”*

Staff Comments:

1. Master Sign Plan – This plan consists of a site plan and elevation details for the proposed different categories of signs (pylon, monument, etc.) and their overall heights and widths.
2. Site Plan - A ‘site plan’ has been provided which shows the locations of proposed signs (e.g. A, B, C).
3. Roadway - All of the proposed commercial development(s) are located on “Non-Major Commercial Street” per the Sign Ordinance unless a master sign plan is approved, the maximum height would be limited to ten feet (10’) high.
4. Freestanding - The size of all freestanding signs (monument, pylon, etc.) is determined by linear footage.
5. Easements - The proposed freestanding signs will all be located in an easement or common area (to be determined per development agreement).
6. Pylon Sign – West – The applicant is asking for one (1) thirty foot (30’) high pylon sign (see detail).
7. Pylon Signs – East – The applicant is asking for two (2) thirty-one foot (31’) high pylon signs (see detail).
8. Monument Signs – West – The applicant is asking for six (6) monument signs at 9 ½ ft. high (see detail)
9. Monument Signs – East - The applicant is asking for six (6) monument signs at 9 ½ ft. high (see detail)
10. Low Profile Center ID – The applicant is asking for one (1) low profile Center ID monument sign at 13.3 ft. high (see detail). This is similar to what IHC has on the corner of River Road and Foremaster (see photo)
11. Animation – Animated signs shall not be allowed on property adjacent to residential and may not be appropriate for the pylon sign.

12. Frontages – The applicant will have to provide linear distances for each site.
13. Building Signs – This plan does not address signs located on buildings; building signs are subject to staff review as a part of submitted sign permit applications and must follow the requirements of the Sign Ordinance.
14. Future Commercial – It is recommended that the area shown as “Future Commercial Conceptual Layout” be removed from the Master Sign Plan.
15. Rite Aid – The City Council approved a ten foot (10’) monument sign as part of a recent ZCA (Zone Change Amendment). However, Rite Aid returned and asked for a 15 ft. sign to be considered as a part of this Master Sign Plan. At the planning Commission meeting, a revised request for 13 feet was presented by the applicant.

P.C.:

The Planning Commission discussed this item for two (2) hours on April 12th and concluded by making a recommendation to the City Council for approval with the following comments and conditions:

1. Master Sign Plan – This plan consists of a site plan and elevation details for the proposed different categories of signs (pylon, monument, etc.) and their overall heights and widths.
2. Site Plan - A ‘site plan’ has been provided which shows the locations of proposed signs (e.g. A, B, C).
3. Roadway - All of the proposed commercial development(s) are located on “Non-Major Commercial Street” per the Sign Ordinance unless a master sign plan is approved, the maximum height would be limited to ten feet (10’) high.
4. Freestanding - The size of all freestanding signs (monument, pylon, etc.) shall be determined by linear footage.
5. Easements - The proposed ‘center’ freestanding signs (pylons) will be located in either a common area or in an easement to be determined per development agreement and/or CC&R’s controlled by the POA (Property Owner Association). The applicant shall provide a copy to the City Attorney’s office for review and approval.

6. Design – All signs (A, B, C) shall have a common and consistent look and design; color, stone, etc.
7. Sight Distance – no signs shall block vehicle sight distances.
8. Pylon Sign – West – Approve one (1) thirty foot (30') high pylon sign 'A.'
9. Pylon Signs – East – Approve two pylon signs; 1) one sign being a thirty-one foot (31') high pylon signs 'C' (see detail), and 2) one at 70% height of the first pylon sign (21.7 feet) 'C.'
10. Monument Signs – West – Approve six (6) monument signs 'B' at 9 ½ ft. high (see detail)
11. Monument Signs – East - Approve six (6) monument signs 'B' at 9 ½ ft. high (see detail)
12. Low Profile Center ID - East – Approve for one (1) low profile Center ID monument sign 'A' at 13.3 ft. high (see detail). This sign will be similar to what IHC has on the corner of River Road and Foremaster (see photo)
13. Animation – Animated signs shall not be allowed on property adjacent to residential. Any EMS (electronic message sign) on a pylon sign shall face away from residential homes.
14. Electronic – Signs – All approved electronic sign locations shall meet the City Sign Ordinance requirements for electronic signs.
15. EMS (electronic message sign)- East Side – The applicant has agreed to limit electronic reader boards to only three (3) locations on the east side; 1) one on only one of the 'B' signs on 1450 South, note - none on 'C' pylon on 1450 South, 2) one on sign 'A' on the corner of 1450 S & River rd., and 3) one on sign 'C' pylon on River Road.
16. EMS (electronic message sign)- West Side – The applicant has agreed to limit electronic reader boards to only three (3) locations on the west side; 1) Rite Aid sign, 2) sign 'A' pylon, and 3) on one of the 'B' signs on River Road.
17. Frontages – The applicant will have to provide linear distances for each site.

18. Building Signs – This plan does not address signs located on buildings; building signs are subject to staff review as a part of submitted sign permit applications and must follow the requirements of the Sign Ordinance.
19. Future Commercial – It is recommended that the area shown as “Future Commercial Conceptual Layout” be removed from the Master Sign Plan.
20. Rite Aid – The City Council approved a ten foot (10’) monument sign as part of a recent ZCA (Zone Change Amendment). However, Rite Aid is asking for a 13 ft. sign to instead be considered as a part of this Master Sign Plan. At the planning Commission meeting, a revised request for 13 feet was presented by the applicant and the PC recommends approval.

Comparison Chart(s)

Master Sign Plan – Boulder Creek Commons (East)

Applicant Request	Current City Code Major Commercial Streets	Current City Code Non-Major Commercial Streets
Freestanding Signs (Sign separation will vary)	Freestanding Signs (Signs must be separated by at least 100')	Freestanding Signs (Signs must be separated by at least 100')
"C" Number: Two (2) <u>pylon</u> signs Height: 31'	Number: 2 freestanding signs allowed Must be separated by at least 100' 2 nd sign must be 70% height of the first	None permitted
"B" Number: Six (6) <u>monuments</u> Height: 9 ½ ft.	----- Height is 30 ft. ----- Size Single Tenant: 75 s.f. based on linear frontage Multi Tenant: 200 s.f. based on linear frontage	Number: 2 freestanding signs allowed Must be separated by at least 100' 2 nd sign must be 70% height of the first ----- Height is 10 ft. ----- Size 75 s.f. based on linear frontage
"A" Number: One (1) Low profile Center ID Height: 13.3 ft.		

Master Sign Plan – Boulder Creek Crossing (West)

Applicant Request	Current City Code Major Commercial Streets	Current City Code Non-Major Commercial Streets
Freestanding Signs (Sign separation will vary)	Freestanding Signs (Signs must be separated by at least 100')	Freestanding Signs (Signs must be separated by at least 100')
"A" Number: One (1) <u>pylon</u> sign Height: 30'	Number: 2 freestanding signs allowed Must be separated by at least 100' 2 nd sign must be 70% height of the first	None permitted
"B" Number: Six (6) <u>monuments</u> Height: 9 ½ ft.	----- Height is 30 ft. ----- Size Single Tenant: 75 s.f. based on linear frontage Multi Tenant: 200 s.f. based on linear frontage	Number: 2 freestanding signs allowed Must be separated by at least 100' 2 nd sign must be 70% height of the first ----- Height is 10 ft. ----- Size 75 s.f. based on linear frontage

Reference

Building Signs (Attached to building)

Wall Signs

Front Façade – 20%
Side Façade – 10%
Rear Façade – 10%

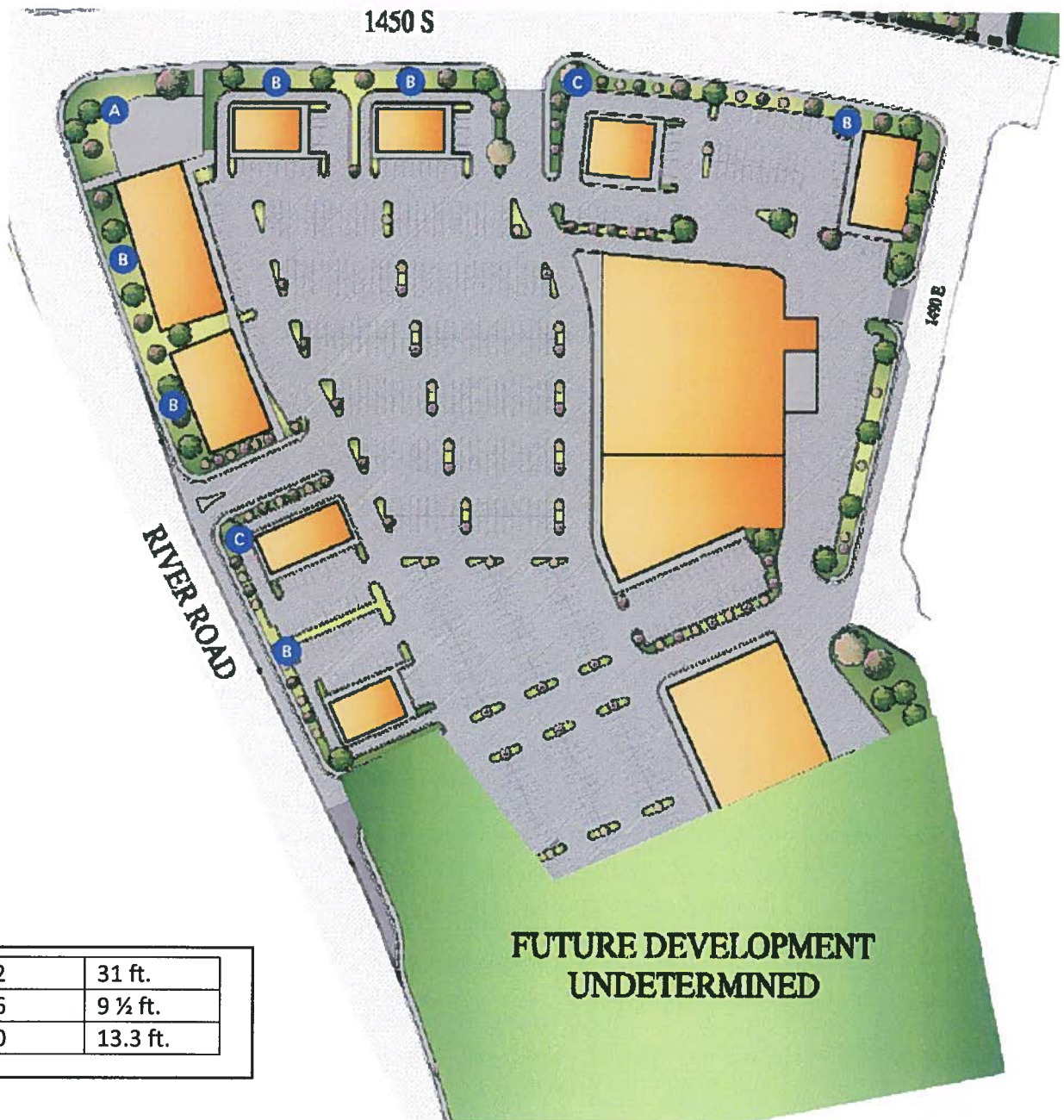
A detailed site plan map of the Boulder Creek Crossing area. The map shows several streets: VIRGIN RIVER at the top, CITY TRAILHEAD running diagonally from the top right, BOULDER CREEK COMMONS along the top edge, 1490 S running horizontally across the middle, and RIVER ROAD running vertically down the left side. Various colored areas represent different planned or existing developments: orange/yellow rectangles for commercial buildings, green areas for undeveloped land or golf courses, and grey areas for parking lots. Specific labels include "FUTURE COMMERCIAL CONCEPTUAL LAYOUT" (crossed out with a large red X), "Boulder Creek Commons", "FUTURE GOLF RANGE & TRAINING CENTER", and "FUTURE DEVELOPMENT UNDETERMINED". A small inset photo in the bottom right corner shows a rendering of a multi-story building complex. The logo for ROSENBERG ASSOCIATES is in the bottom left corner.



Distance comparison – 100 ft.
between signs required

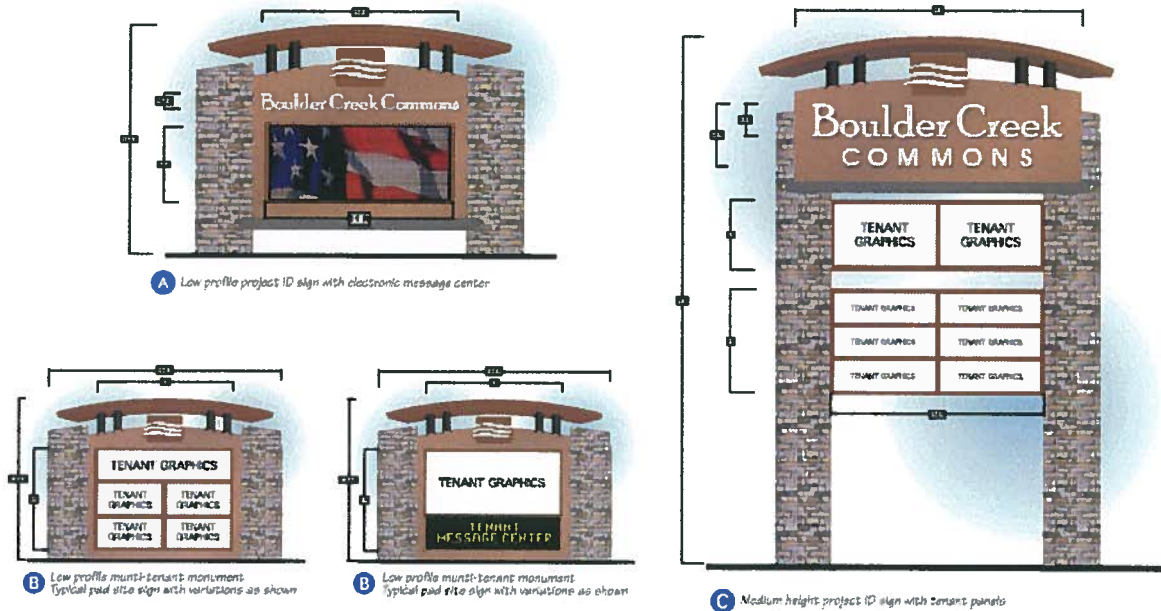


East Side



C	2	31 ft.
B	6	9 ½ ft.
A	0	13.3 ft.

Boulder Creek Commons (East Side) Proposed Signs



COLORS RENDERED HERE MAY NOT REPRESENT THE ACTUAL FINISH - REFER TO COLOR CALL-OUTS FOR APPROVED COLOR SPECIFICATIONS

RAINBOW SIGN & BANNER "A Sign of Trust"	PROJECT NAME & LOCATION: Boulder Creek Commons St. George, UT	CUSTOMER APPROVAL & DATE: 	LANDSCAPE APPROVAL & DATE: 	DESIGNER: Steve Davis Chuck Matzler	PROVIDER: 	PROVIDER: 	PROVIDER: 	PROVIDER:
	SALES/DESIGNER: Steve Davis Chuck Matzler	181 S. Riverside Dr. St. George, UT 84790 • Phone: 435.678.5107 • Fax: 435.678.0499 • www.rainbowsign.net • Utah License #290747-533 • Nevada License #46759 C-48 • \$2,000,000 Liability Insurance	815.338.8888 YES TO QUALITY YES TO SERVICE YES TO INNOVATION YES TO DESIGN YES TO THE BEST YES TO THE BEST YES TO THE BEST YES TO THE BEST YES TO THE BEST YES TO THE BEST	815.338.8888 YES TO QUALITY YES TO SERVICE YES TO INNOVATION YES TO DESIGN YES TO THE BEST YES TO THE BEST YES TO THE BEST YES TO THE BEST YES TO THE BEST YES TO THE BEST	815.338.8888 YES TO QUALITY YES TO SERVICE YES TO INNOVATION YES TO DESIGN YES TO THE BEST YES TO THE BEST YES TO THE BEST YES TO THE BEST YES TO THE BEST YES TO THE BEST	815.338.8888 YES TO QUALITY YES TO SERVICE YES TO INNOVATION YES TO DESIGN YES TO THE BEST YES TO THE BEST YES TO THE BEST YES TO THE BEST YES TO THE BEST YES TO THE BEST	815.338.8888 YES TO QUALITY YES TO SERVICE YES TO INNOVATION YES TO DESIGN YES TO THE BEST YES TO THE BEST YES TO THE BEST YES TO THE BEST YES TO THE BEST YES TO THE BEST	815.338.8888 YES TO QUALITY YES TO SERVICE YES TO INNOVATION YES TO DESIGN YES TO THE BEST YES TO THE BEST YES TO THE BEST YES TO THE BEST YES TO THE BEST YES TO THE BEST

“C”

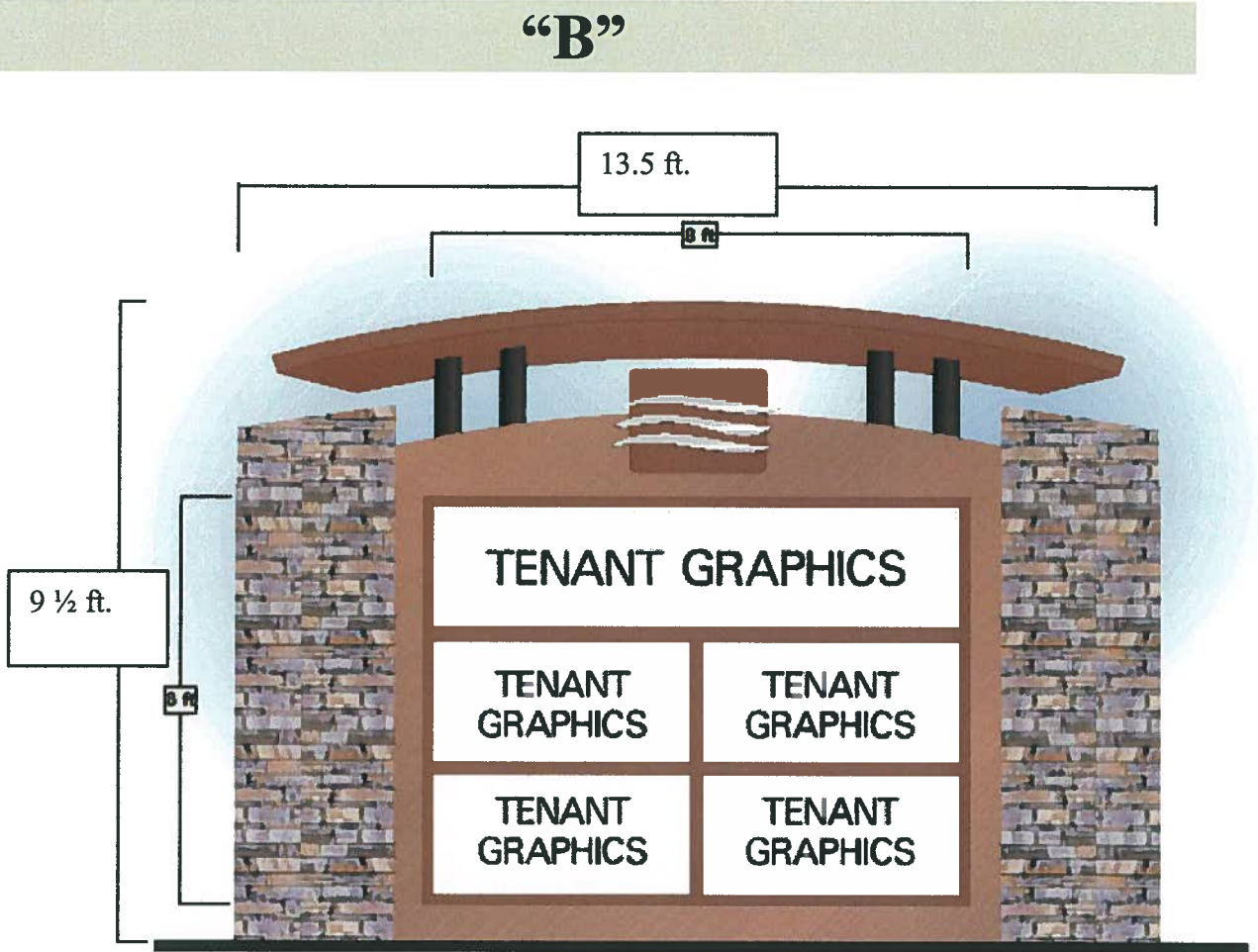


“A”

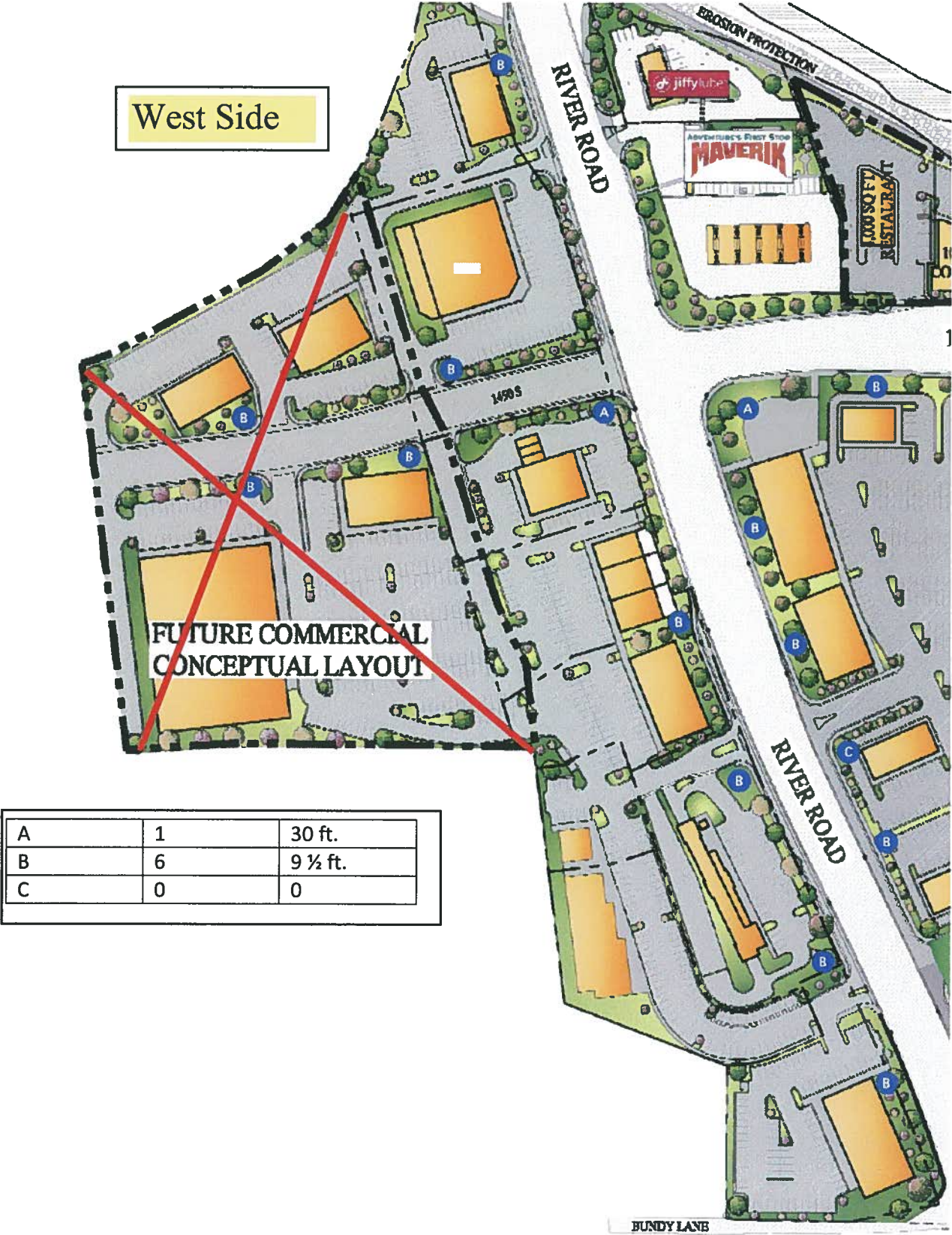


A Low profile project ID sign with electronic message center

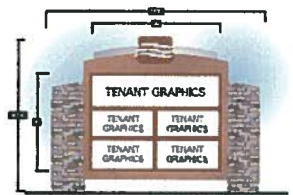




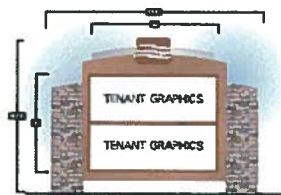
B Low profile multi-tenant monument
Typical pad site sign with variations as shown



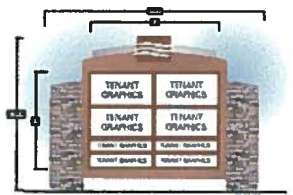
Boulder Creek Crossing (West Side) Proposed Signs



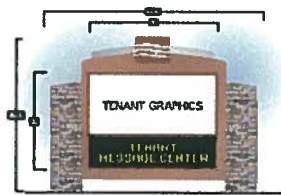
B Low profile multi-tenant monument
Typical pad site sign with variations as shown



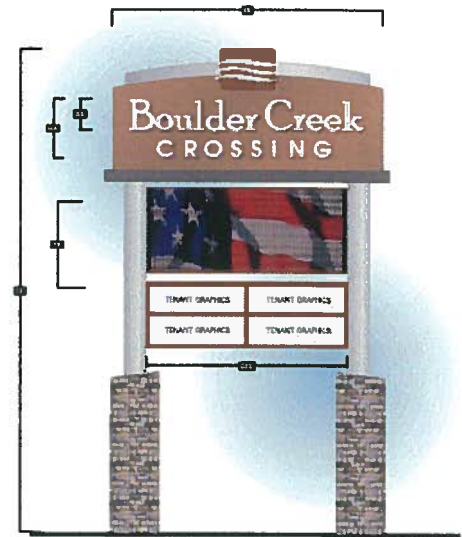
B Low profile multi-tenant monument
Typical pad site sign with variations as shown



B Low profile multi-tenant monument
Typical pad site sign with variations as shown



B Low profile multi-tenant monument
Typical pad site sign with variations as shown



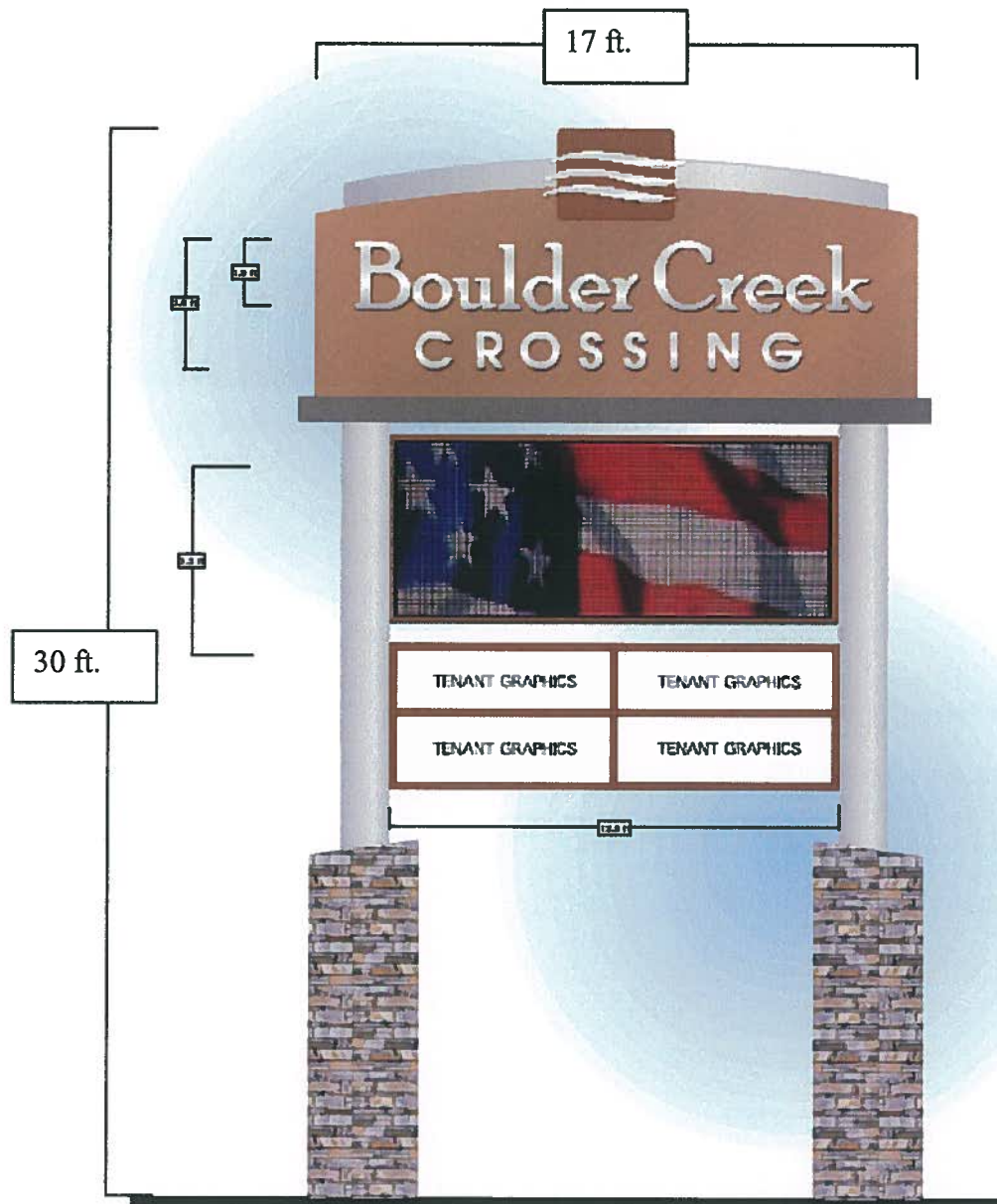
A Medium height project ID sign with electronic message center and tenant panels

COLORS RENDERED HERE MAY NOT REPRESENT THE ACTUAL FINISH - REFER TO COLOR CALL-OUTS FOR APPROVED COLOR SPECIFICATIONS

RAINBOW SIGN & BANNER © 2016

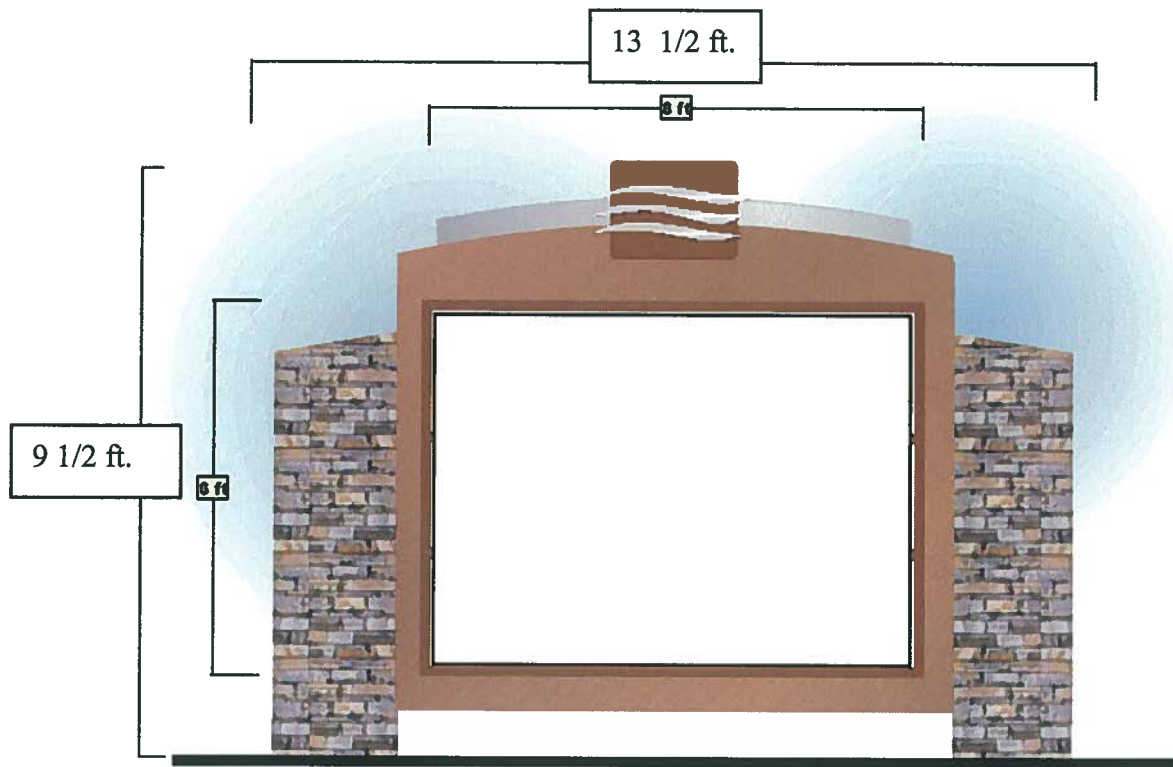
RAINBOW SIGN & BANNER <i>"A Sign of Trust"</i> 181 E. Riverdale Dr. St. George, UT 84770 • Phone: 435.828.5107 • Fax: 435.828.0499 • www.rainbow-sign.net • Utah License #190787-3351 • Nevada License #488759 C-68 • \$2,000,000 Liability Insurance	PROJECT NAME & LOCATION Boulder Creek Commons St. George, UT	SALESPERSON DESIGNED BY Steve Davis Chuck Mathier	CUSTOMER APPROVAL & SEAL _____ _____	LANDSCAPE APPROVAL & SEAL _____ _____	THIS SIGNAGE IS COPYRIGHTED AND NOT BE LOANED, REPRODUCED, COPIED, OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF RAINBOW SIGN & BANNER. ALL RIGHTS RESERVED.	PROJECT PARTNER INTERNATIONAL SIGN ASSOCIATION SUHBA	License # 111111
	Sheet 1 of 1						

“A”



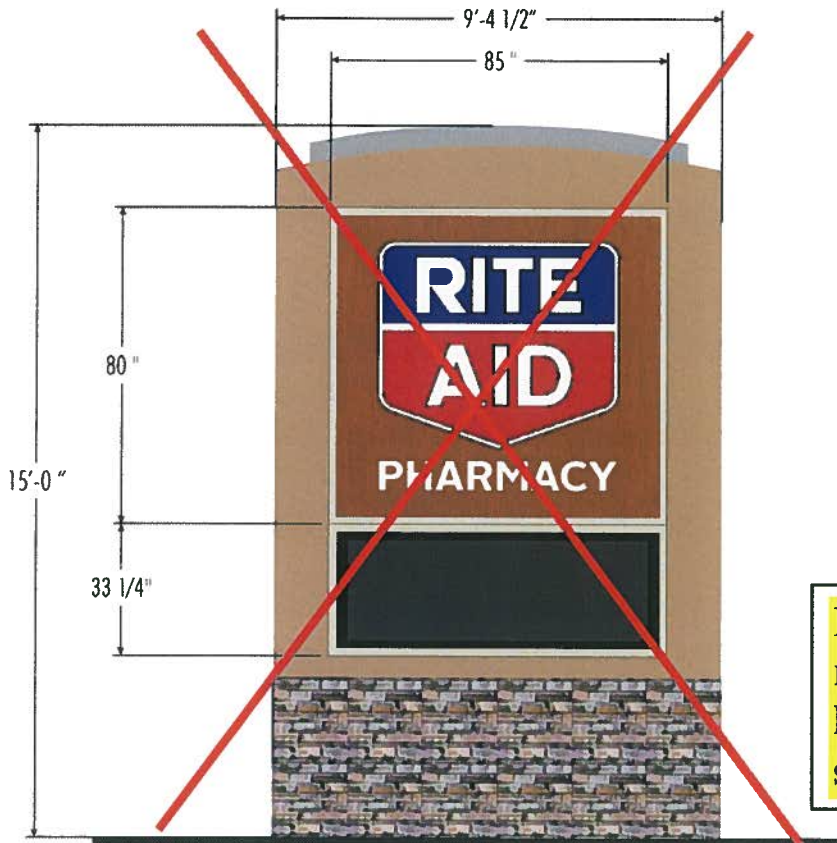
A Medium height project ID sign with electronic message center and tenant

“B”

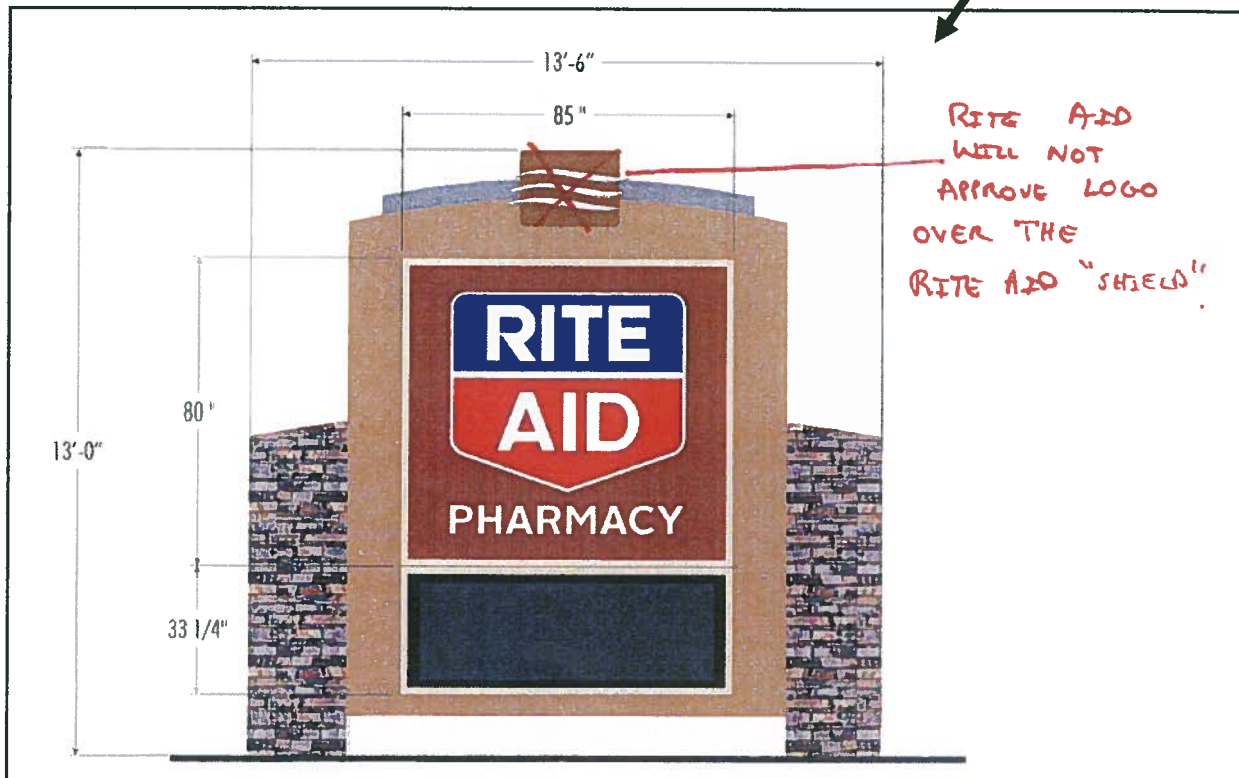


- B** Low profile multi-tenant monument
Typical pad site sign with variations as shown

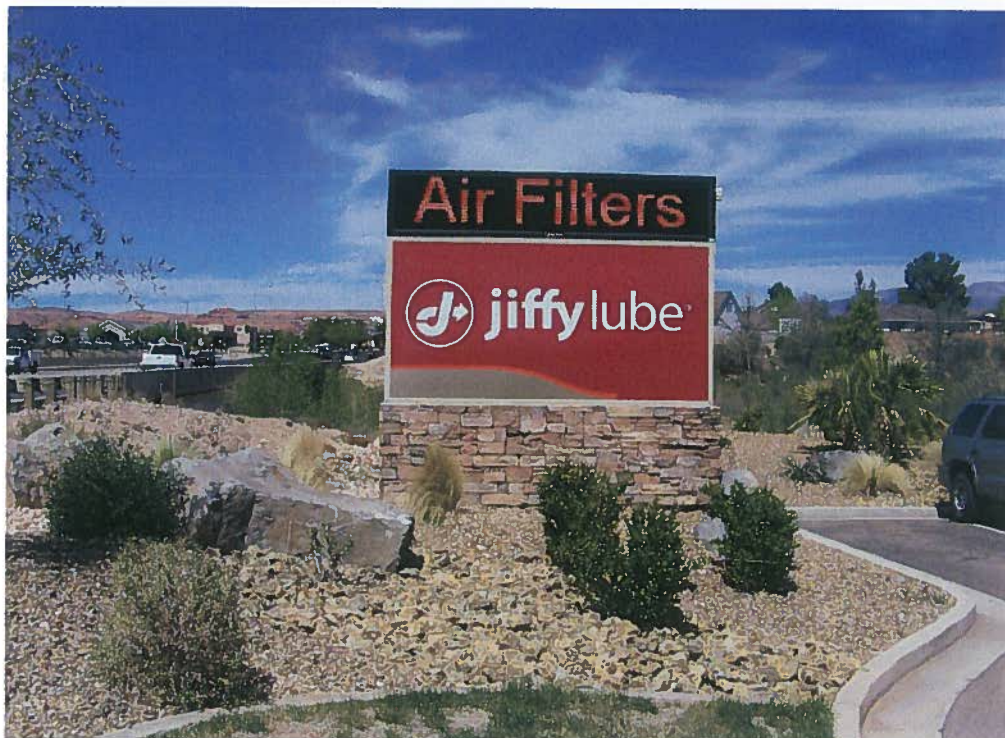
Rite Aid Request



Rite Aid is now requesting a 13 ft. high monument sign



Nearby Comparisons
(10 ft. high max. – 75 sq. ft. max.)



Application

**PD ZONE CHANGE
PLANNED DEVELOPMENT (PD)
APPLICATION & CHECKLIST**

CITY OF ST GEORGE

REC#: 01538777 4/01/2016 9:43 AM
 TRANS: 120.0000 PLANNING FEES
 OPER: LTD. TIME: 0.05
 REPR: 1200
 PD ZONE CHANGE
 PLANNING FEES: 500.00
 DEMERIT: 500.00
 APPLIC: 500.00
 OWNER: 0.00

APPLICATION FOR A ZONE CHANGE AS PROVIDED BY THE
CITY OF ST. GEORGE ZONING ORDINANCE
CITY OF ST. GEORGE, UTAH

I. PROPERTY OWNER(S) / APPLICANT & PROPERTY INFORMATION

LEGAL OWNER(S) OF SUBJECT PROPERTY:

River Road Investment LLCMAILING ADDRESS: PO Box 911955 St. George UT 84791PHONE: 435-673-5383 CELL: 435-703-1105 FAX: 435-674-7447

APPLICANT:

(If different than owner)

MAILING ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

EMAIL ADDRESS(ES): _____

CONTACT PERSON / REPRESENTATIVE: Mike Sheffield / Steve Sheffield

(i.e. Developer, Civil Engineer, Architect, if different than owner)

MAILING ADDRESS: samePHONE: _____ CELL: 435-703-1105 FAX: _____

EMAIL ADDRESS(ES): _____

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property and the surrounding areas.) Include a colored site plan and colored landscape plan, and colored elevation drawings (all four sides) suitable for presentations in public meetings.

Master Sign Plan for Boulder Creek Crossing Commercial PD Center. Includes for "Boulder Creek Commons"

The Zone Change becomes effective on the hearing date if approved by the City Council. A PD (Planned Development Residential Zone) is approved for a period of 18 months only unless building permits have been issued and the project commenced prior to 18 months from the above hearing date.

OFFICE STAFF USE ONLY

CASE #: 2016-ZCA-018 FILING DATE: 4/1/16 RECEIVED BY: [Signature] RECEIPT #:

*FEE: \$500 (Filing fee and 1" zero) + \$50.00 per ac for 2-100 ac and \$25 per ac 101-500 and \$10.00 per ac 501-plus

II. ADDITIONAL INFORMATION

Provide the following information: (Attach additional sheets if necessary)

1. What is the present zoning on the property? PD Commercial
2. What zone or zones are requested by this application? Master Sign Plan
3. Is the zone change in harmony with the present City General Plan? Yes ☒ No ☐
4. If no, what does the City General Plan propose for the subject property?
(If the application is not in harmony with the City General Plan, a General Plan Amendment hearing will be required prior to the zone change request. General Plan Amendment hearings are held four (4) times per year in January, April, July, and October. A General Plan Amendment application can be obtained from the Community Development Department or online at <http://www.sccity.org/commdev/forms.php>)
5. Total acreage of proposed zone change: 13
6. Are there deed restrictions against the property that might affect the requested zone change?
Yes ☐ No ☒
A copy of the deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the request zone change.
7. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?
Yes ☒ No ☐
If YES, submit the Traffic Impact Study with the application for review by Traffic Engineering. If NO, a Traffic Impact Study will be required (if determined necessary at Planning Staff Review) to be submitted with the application and reviewed prior to approval by the City Council.
8. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change parcel? Yes ☒ No ☐
Please describe the projected demand for utility services:
already reviewed - not applicable

III. SUBMISSION CHECKLIST FOR PD (PLANNED DEVELOPMENT) ZONE

(A COMPLETE ZONE CHANGE APPLICATION MUST BE SUBMITTED A MINIMUM OF 3 WEEKS PRIOR TO THE NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING)

Development/Project Name _____
(Project name must be previously approved by the Washington County Recorder & City Planning Department)
Developer/Property Owner _____ Phone No. _____
Contact Person/Representative _____ Phone No. _____
Licensed Surveyor _____ Phone No. _____

PD ZONE CHANGE PROCEDURE

Step #1 Meet with Planning Staff Review (PSR) – Meets every Tuesday at 8:30 a.m. Call Community Development at 627-4206 to be scheduled for this meeting.

Note: Call at least one day in advance to schedule.

Step #2 Document Submission Checklist***Legal Description Documents:**Submit the following documents: (These documents must be prepared by a licensed surveyor)

- ☐ 1. Described bearings on all documents must be rotated to HCN;
- ☐ 2. Legal description prepared on 8-1/2" x 11" sheet and signed by a licensed Surveyor;
- ☐ 3. Minimum size 8-1/2" x 11" graphical representation of Survey Boundary;
- ☐ 4. Legal description and Surveyed Site Plan (Record of Survey) drawing in DWG format on a CD for the GIS Department;
- ☐ 5. 24"x36" Surveyed Site Plan (Record of Survey) drawing sheet(s) for meeting exhibit

Other Submission Documents:

- ☐ 6. This Zone Change application form completed and signed.
- ☐ 7. Appropriate** Filing Fee: \$500 (filing fee and 1" acre) + \$50.00 per acre for 2-100 acre and \$25 per acre 101-500 and \$10.00 per acre 501-plus
- ☐ 8. County ownership plat with boundary of zone change outlined;
- ☐ 9. List of property owners within 500' and two sets of mailing labels;
- ☐ 10. Colored Site Plan & Landscape Plan – minimum size 24" x 36";
- ☐ 11. Building elevation(s) – Colored renderings, all four building sides;
- ☐ 12. Board mounted materials and color samples (i.e. roof tile samples, stone samples, stone samples, and paint color swatches, etc.);
- ☐ 13. For buildings over 35' ft in height also provide a colored photo simulation;

- ☐ 14. 8-1/2" x 11" reduction of the site plan, landscape plan, and building elevations;
- ☐ 15. Written text (as outlined in Zoning Ordinance Chapter 8, Section 10-8-4);
- ☐ 16. CD with the above images in JPEG, BMP or TIFF format and the written text in PDF format

***Note:** *This application will be considered incomplete without the above documents*

****Note:** *There is NO FEE for acreage rezoned to Open Space*

Step #3 Planning Commission and City Council Hearings

Planning Commission usually meets the 2nd and 4th Tuesday of the month at 5:00 p.m. All applications, the legal description and surveyed site plan drawing (Record of Survey) must be complete and submitted at least 3 weeks prior to the meeting. Incomplete or inaccurate applications **will not** be accepted or scheduled. City Council sets a public hearing date after a recommendation for approval from the Planning Commission, and then there is a 14-day advertising period prior to the public hearing.

Hearing Dates:

Planning Commission _____
City Council Set Date _____
City Council Hearing Date _____
Council Action _____

Filing Fee: \$500 (filing fee and 1st acre) + \$50.00 per acre for 2-100 acre and \$25 per acre 101-500 and \$10.00 per acre 501-plus - NO FEE for acreage rezoned to Open Space

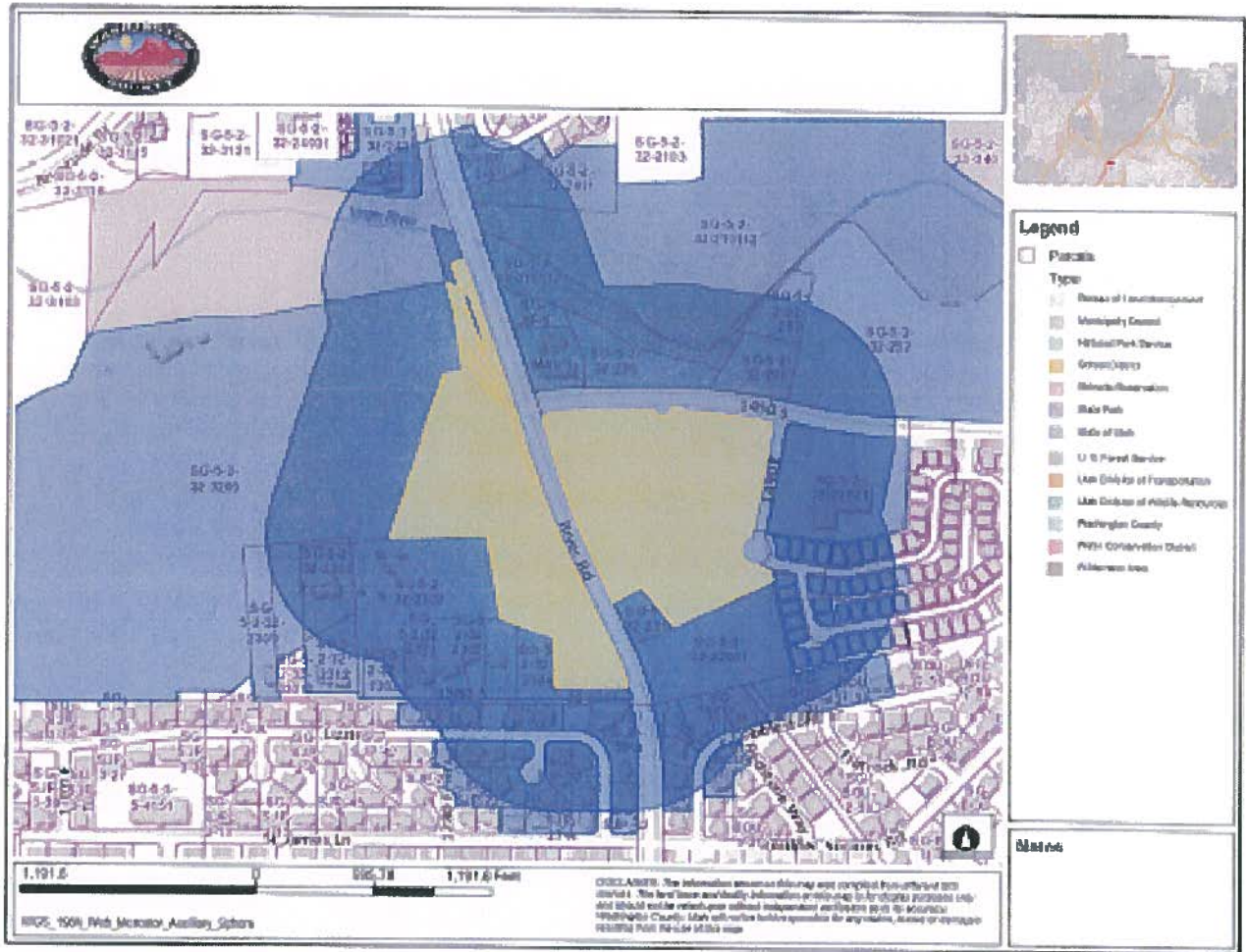
IV. COMMENTS

1. Please be aware that, if determined necessary by City staff, Planning Commission and the St. George City Council, additional information and/or special studies may be required to review the project. These may include, but not be limited to: Additional Color Renderings, Photo simulations, Computer fly-by's, Site Section Cuts, Color 'Bird's Eye' renderings, and additional color swatches and building materials.

2. Until the following information is submitted, your application will be considered incomplete:

3. Required site improvements such as pavement for parking areas, curb and gutter, privacy walls, landscaping, storm drain facilities, and all other improvements required under City Ordinance shall be completed prior to

Radius List (Letter Mailing)



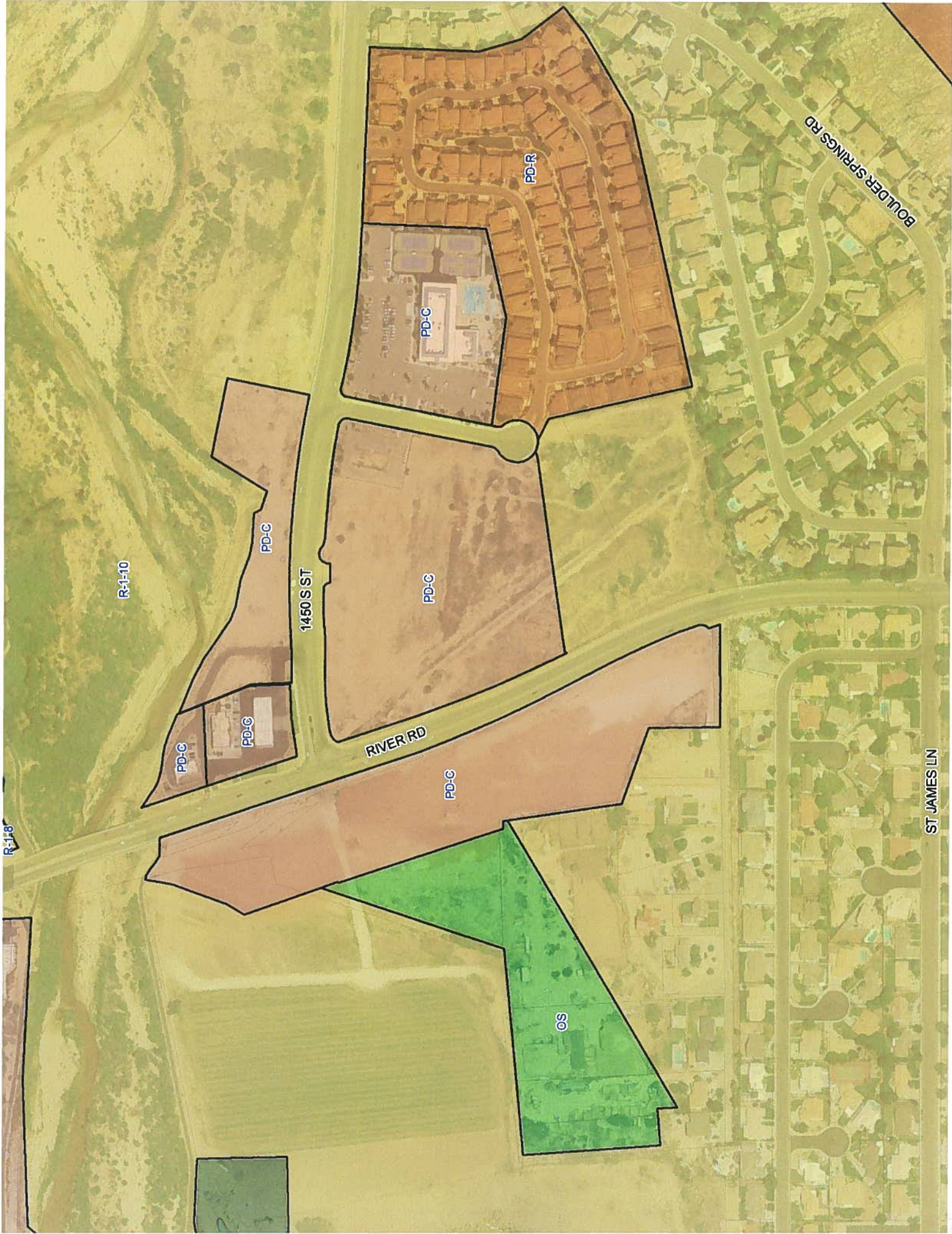


Exhibit "B"



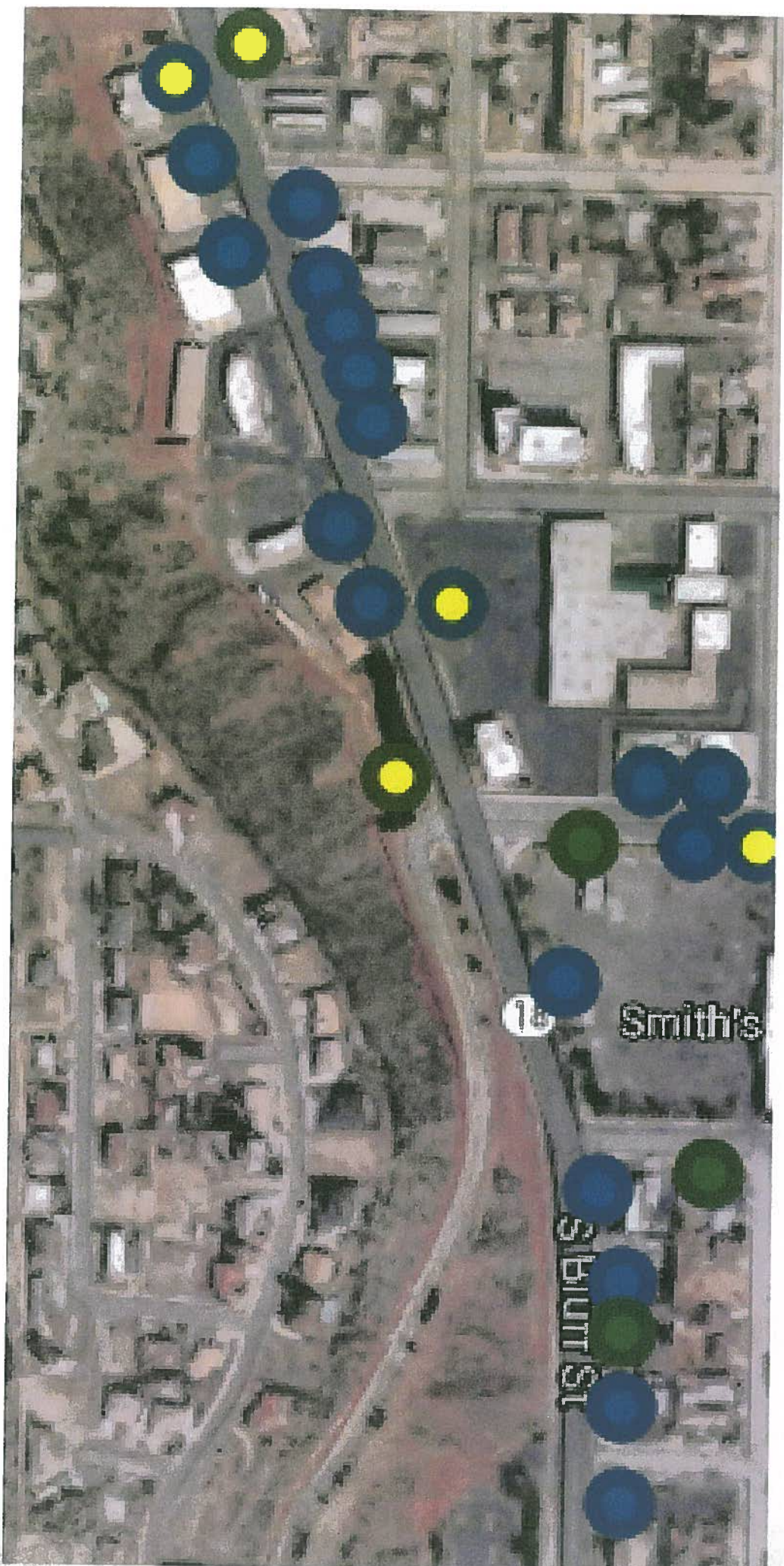
Exhibit “A”

East Side

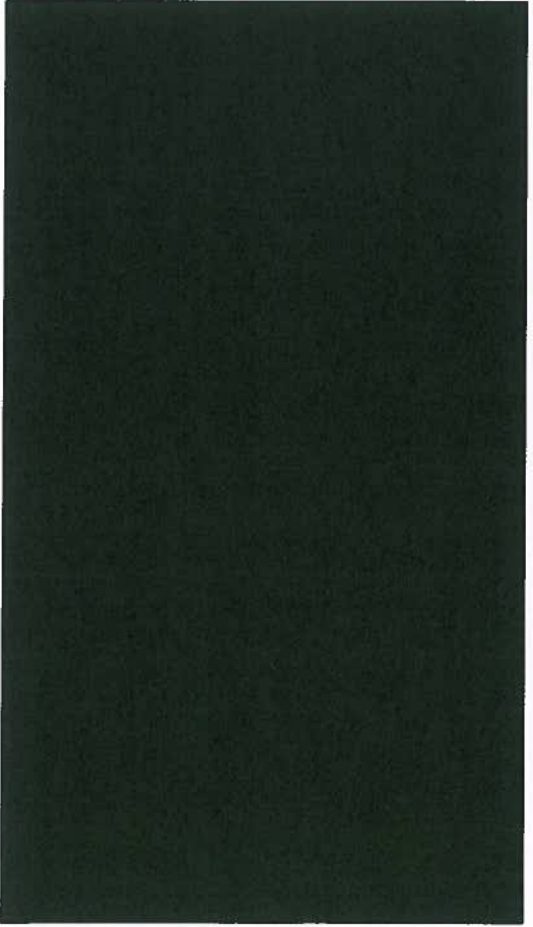
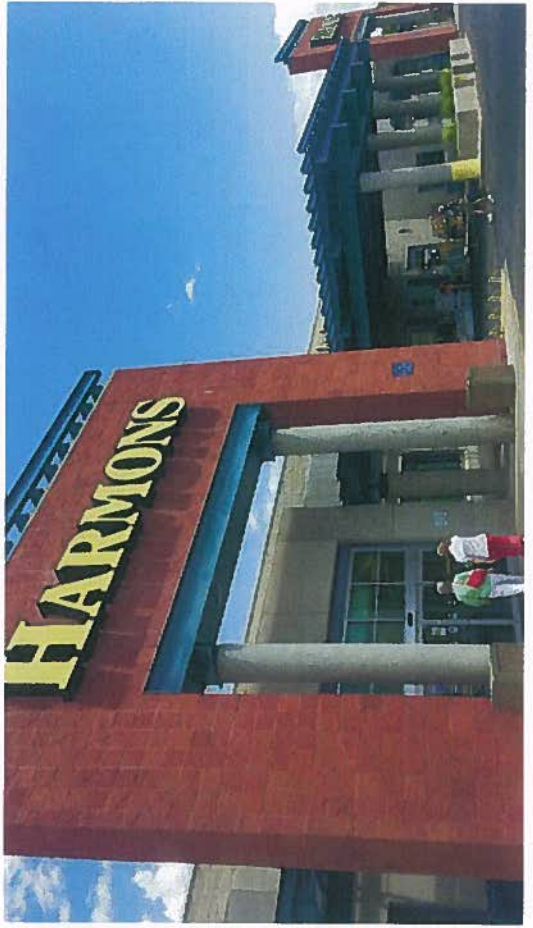


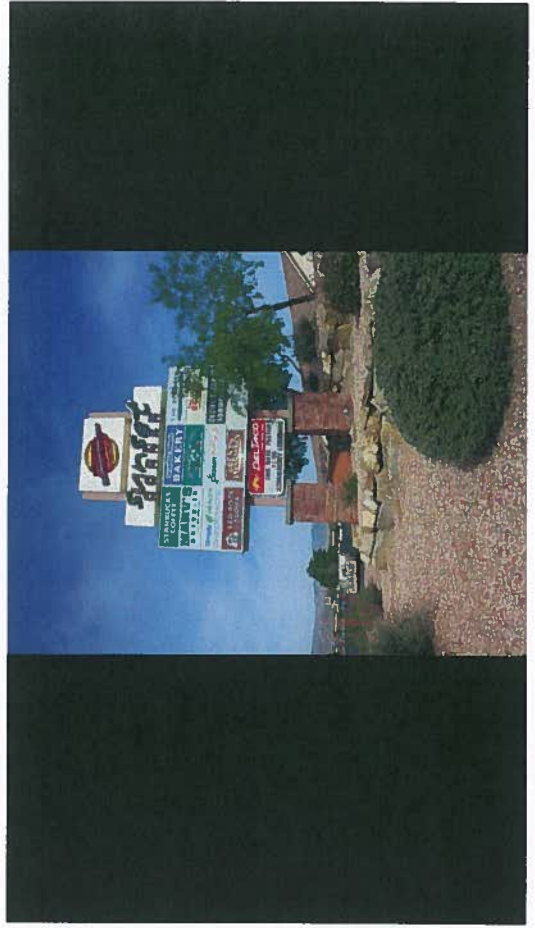
LB

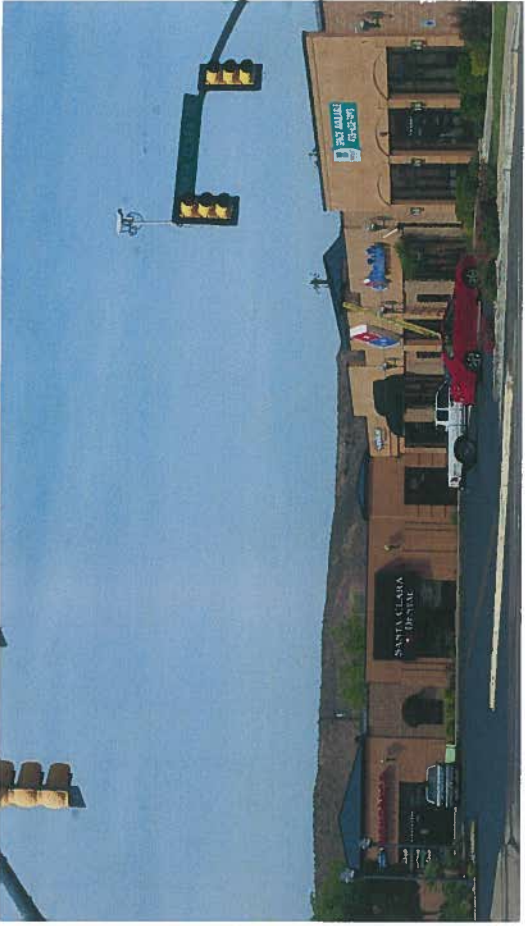


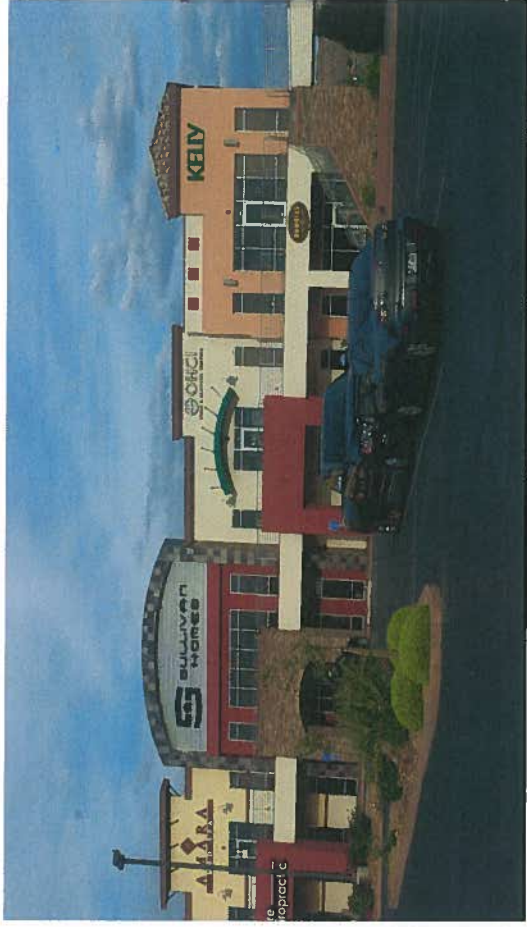






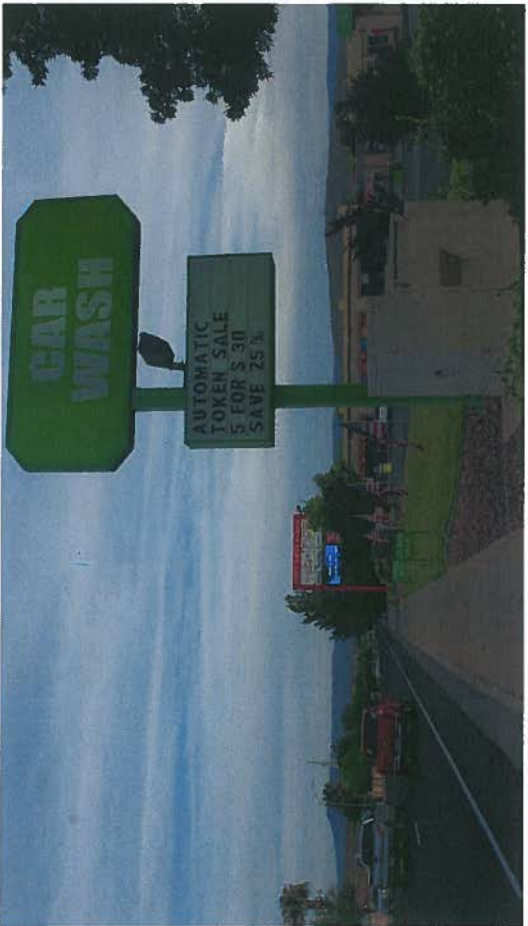
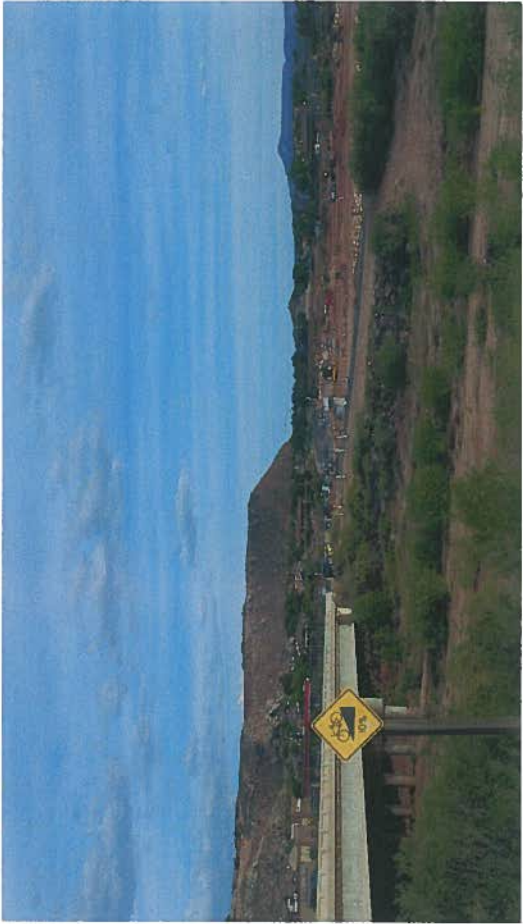














Thank you for
your time.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE BOULDER COMMONS AND BOULDER CREEK CROSSING PLANNED DEVELOPMENT COMMERCIAL (PD-C) SUBDIVISIONS BY ADDING A MASTER SIGN PLAN ON 26 ACRES

(Zone Change Amendment for Master Sign Plan)

WHEREAS, the property owner has requested a zone change amendment to the Boulder Creek Commons and Boulder Creek Crossing Planned Development Commercial (PD-C) subdivisions, generally located on the east and west side of River Road in the vicinity of 1450 South Street, to include a Master Sign Plan on 26 acres; and

WHEREAS, the City Council held a public hearing on this request on May 5, 2016; and

WHEREAS, the Planning Commission also reviewed the petition, and held a public hearing, and recommended approval; and

WHEREAS, the City Council has determined that the requested Master Sign Plan, zone change amendment, is justified at this time, and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this ordinance is hereby repealed.

Section 2. Enactment. The Boulder Creek Commons and Boulder Creek Crossing Planned Development Commercial (PD-C) subdivisions are hereby ordered to be amended to include a Master Sign Plan on 26 acres located on the east and west side of River Road in the vicinity of 1450 South Street, specifically described on the attached property descriptions, Exhibit "A" and "B," incorporated herein. The Master Sign Plan must comply with all conditions, requirements, and restrictions as approved by City Council.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately on the date executed below, and as required by law.

APPROVED AND ADOPTED by the City Council of the City of St. George, this 5th day of May 2016.

ATTEST:

Jonathan T. Pike, Mayor

Christina Fernandez, City Recorder

DRAFTAgenda Item Number : **3C**

Request For Council Action

Date Submitted 2016-04-25 11:37:48**Applicant** Mr. Mike Sheffield and Mr. Steven Sheffield**Quick Title** Public Hearing, Zone Change, and Ord to Amend the PD-C

Subject Consider a request to amend the PD-C (Planned Development Commercial) zone to develop the "Steven Henager College"™ building on Lot 1 on approximately 1.40 acres (of a 10.83 acre 9 lot commercial subdivision "Boulder Creek Crossing"). The property is located on River Road adjacent to "Bundy Lane"™ (1580 South Street).

Discussion The applicant is requesting an amendment to the existing PD-C, in order to receive approval for a new building. This is a PD, therefore all aspects of the site and building is being reviewed. Planning Commission recommends approval.

Cost \$0.00**City Manager
Recommendation****Action Taken****Requested by** John Willis**File Attachments****Approved by Legal
Department?****Approved in Budget?** **Amount:****Additional Comments**

Zone Change Amendment

PLANNING COMMISSION AGENDA REPORT: 03/22/2016 (*Carry over*)

PLANNING COMMISSION AGENDA REPORT: 04/12/2016

CITY COUNCIL SET DATE: 04/21/2016

CITY COUNCIL MEETING: 05/05/2016

ZONE CHANGE: PUBLIC HEARING

Steven Henager College – Lot 1 – Boulder Creek Crossing

Case No. 2016-ZCA-011

Request: To amend the PD-C (Planned Development Commercial) zone on approximately 1.40 acres to develop the ‘Steven Henager’ College Building.’ This lot is part of the 9 lot commercial subdivision called “Boulder Creek Crossing.”

Owner: River Road Investments LLC

Applicants/Rep.: Mr. Mike Sheffield and Mr. Steven Sheffield

Background: This is a request to review the proposed site plan, elevations, renderings, colors, and materials for the proposed office building pursuant to Section 10-8-3, 10-8-4, and 10-8-6.

Area: Approx. 1.40 acres (Lot1) of a 10.83 acre site 9 lot commercial subdivision.

Property: Located on River Road adjacent to Bundy Lane.

Current Zones: PD-C (Planned Development Commercial)

General Plan: COM (Commercial)

Building: The building footprint is approximately 134 ft wide by 79 ft deep. The main floor is 10,226 sq ft. and the second floor is 10,223 sq ft. The total building size is 20,449 sq ft. Approximately 15,500 sq. ft. will be devoted to the college and 5,000 sq. ft. will be for other professional office tenants.

Height: The maximum height is approximately 33.5 ft (two-story building)

Setbacks: The required PD-C setbacks are:
F = 25 ft., Street Side = 25 ft., Side = 10 ft., and R = 10 ft.

The proposed east (street side) building setback is 25.0 feet from its closest point to the River Road right-of-way. The south side building setback is 32.36 feet from the property line. The other sides of the

building are greater than 25 feet from the nearest property line or public street.

Parking:

Office space requires one space per 250 gross sq ft. With a total building square footage of 20,449 sq. ft., the minimum number of parking spaces required on site is 82. This will be verified by staff during SPR (Site Plan Review).

The parking space sizes are 9 ft x 18 ft except along the west side of the parking area where the depths have been reduced to the 9 ft x 16 ft next to the landscaping area.

The proposed parking area is calculated for retail and office use, since it is not fully known at this stage of project development how many students and/or faculty are expected. This requirement (1:250) is more intensive than the city requirements for a college/trade school use (1 space for each faculty member, plus 1 space for each 3 students).

**Parking Reference;
Education Standards:**

For reference only, the following parking standards are shown for educational uses.

Educational uses:	
Elementary	2.5 spaces per classroom/teaching station.
Intermediate (6th and 7th) and middle (8th and 9th)	4.5 spaces per classroom/teaching station.
High school (10th through 12th)	12 spaces per classroom/teaching station.
College, universities, trade schools, etc.	1 space for each faculty member, plus 1 space for each 3 students.

Wall:

Bundy Lane is a private drive and is not a public roadway. This project is separated from residences by Bundy Lane, the hillside, and the residences own rear walls. A six foot (6') wall is required when a commercial development is immediately adjacent to a residential zone (Sections 10-18-5.E, 10-18-5.C, & 10-18-4). There is a concern that a 6' wall could create a 'tunnel effect' for residents using Bundy Lane. The residents have would prefer a 4' wall. .

There will be two feet (2') of landscaping between Bundy Lane and a wall (on the south side). On the north side of the wall will be a four foot (4') wide landscape area with a two foot (2') wide top of rock retaining wall (for a total of 6 ft.).

Landscaping: Per Section 10-25-4.B of the City of St. George Municipal Code, a landscape strip outside the public right of way along the front of the public streets, not less than 6 ft. and an average of at least 15 ft. wide shall be landscaped. The applicant will have to demonstrate this is met during the SPR process.

Per Section 10-25-4.C of the City of St. George Municipal Code, if a site includes 30 or more spaces at least 5% of the site shall contain interior landscaping. The applicant will also have to demonstrate during the SPR process that this is met.

Color & Material: The building exterior will have earth tone synthetic stucco with cultured stone accents (see rendering and the materials and color board).

P.C.: The Planning Commission recommends approval of the zone change amendment to amend the PD-C (Planned Development Commercial) zone on approximately 1.40 acres to develop the 'Steven Henager' college professional office building with associated landscaping and parking as presented and recommends the following conditions and comments:

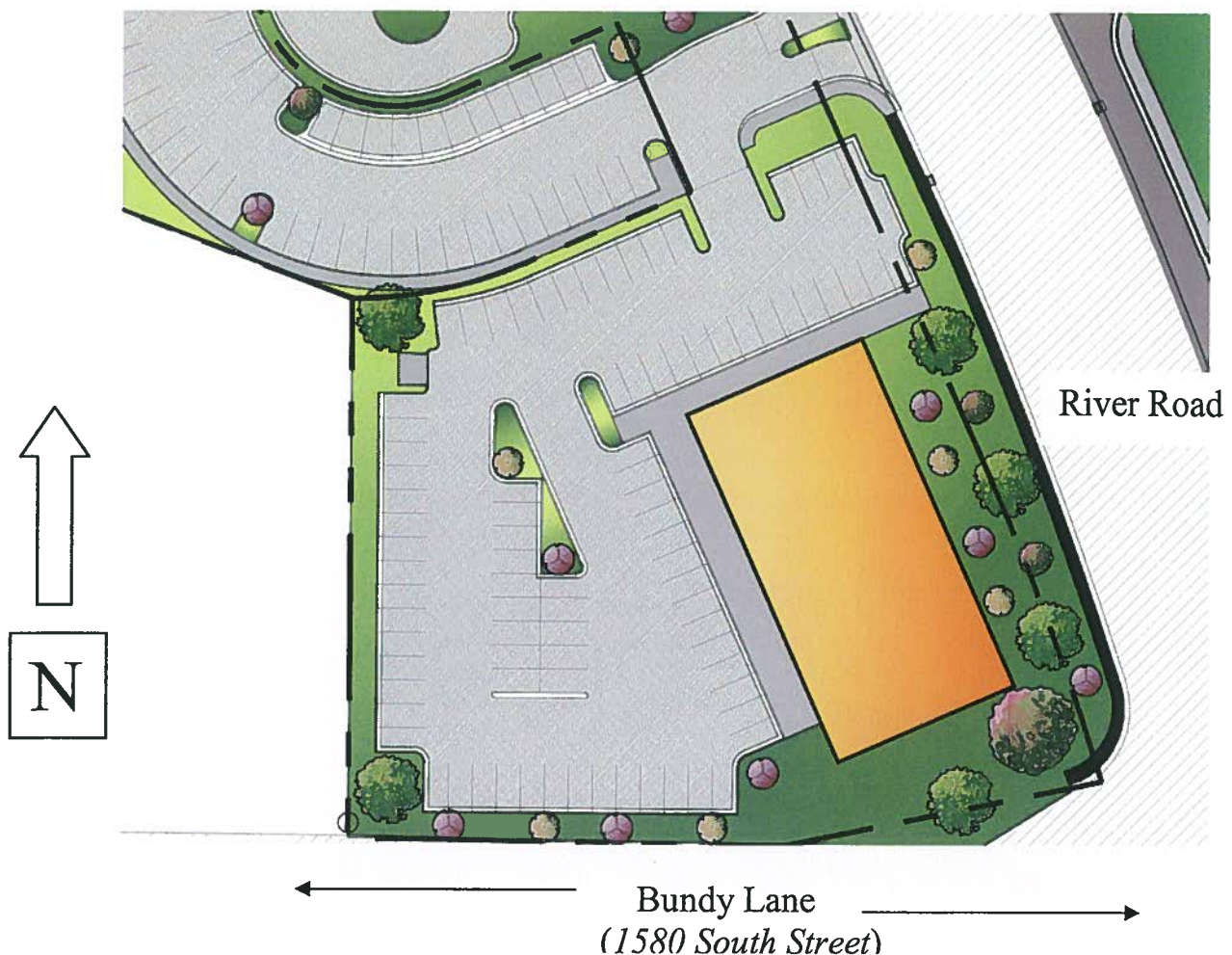
1. Zoning - Approve the PD-C zone change amendment on 1.40 acres
2. Uses – This use (professional office / college) is in harmony with the previously approved uses list for 'Boulder Creek Crossing' on 10.83 acres (*Case No. 2015-ZC-017 approved by City Council on 8/6/2015*). This list includes 'Educational institutions, schools, college, learning center, trade school.'
3. Site Plan – The conceptual layout as presented is approved.
4. Colors & Materials – As presented the colors and materials are recommended for approval.
5. Wall – It is recommended that a wall be installed by Bundy Lane for safety, aesthetics, and separation from the commercial development.
6. Sight Distance – A safe sight distance shall be provided that so no wall or vegetation blocks vehicular sight distance as existing or entering Bundy Lane and River Road.
7. Road Improvements – The applicant shall design and install to the satisfaction of the Public Works department the improvements along the project's frontage on River Road (asphalt structural section, curb, gutter, and sidewalk)

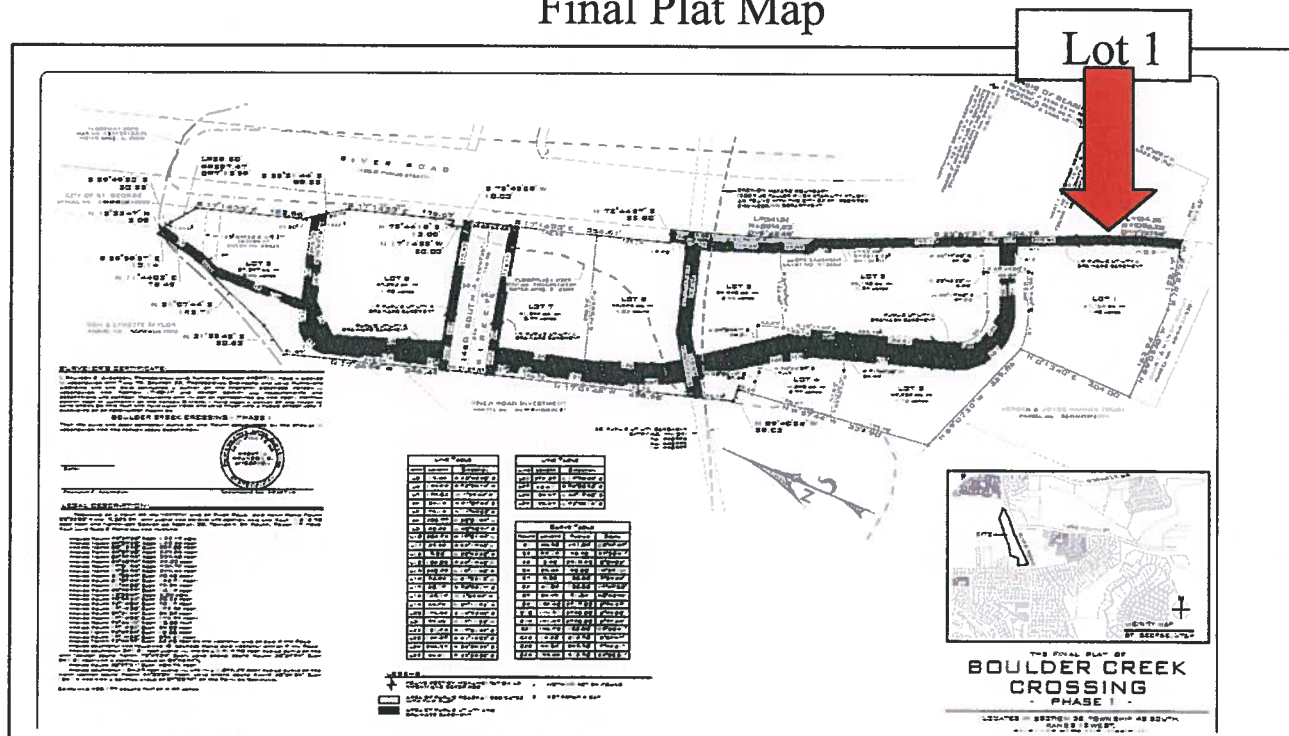
8. Setbacks – Setbacks shall meet the Zoning Ordinance (*staff will confirm during the SPR process*).
9. Impervious Surface – The applicant shall pave as required all surfaces for drive ways and parking.
10. Landscaping – The applicant shall provide landscaping along River Road in compliance with the Landscape Ordinance (10-25).
11. Lighting - Provide a photometric plan with submittal of the SPR and demonstrate that lighting will not exceed 1 ft candle at property line and not exceed 20 ft candle on site. Dark sky style lighting fixtures shall be used to avoid a nuisance as seen from adjacent residential neighborhoods and surrounding community.
12. Final Plat - This project is subject to Final Plat approval and recording and to the satisfaction of the City Attorney's Office.
13. SPR – Upon approval of the zone change, the applicant shall submit an application for a SPR (Site Plan Review) along with the required civil engineering plan set which may include but not be limited to: cover sheet, site plan, grading plan, erosion control plan, utility plan, landscape plan, irrigation plan, and photometric plan.

Narrative

Sheffield Development, Inc. on behalf of Shefco, LLC is proposing to change the zoning for lot 1 of the Boulder Creek Crossing property located approximately at the intersection of River Road and north of Bundy Lane with the intent to construct the Stevens Henager Building on lot 1 to serve as an institution for higher learning and education.

“Conceptual” Site Plan





USES

The list of uses for ‘Boulder Creek Crossing’ on 10.83 acres was previously approved with Case No. 2015-ZC-017 by the City Council on August 6, 2015 and included ‘Educational institutions, schools, college, learning center, trade school.’

Boulder Creek Crossing

(10.83 acres)

“USE LIST”

Note: Future ZCA (Zone Change Amendments) may be submitted for additional uses not listed below on a case by case basis

Amusement / Recreation / Entertainment

Dance Studio

Martial Arts Studio

Health Club

Fitness Center

Indoor entertainment activities such as paintball, bowling alley, miniature golf, arcade, etc.

Theater

Animal Services (indoor only)

Small Animal boarding

Animal Hospital

Veterinarian Clinic

Pet store, pet grooming

Automotive (indoor only)

Auto parts sales (indoor only)

Automobile rental

Tire sales (indoor)

Car Wash (excluding open bays & manual car wash)

Business & Financial

Bank or financial institution

 Professional or business office (real estate, travel, accounting, attorney, etc.)

Food Service

Bakery

Catering

Delicatessen

Ice cream parlor

Restaurant, drive-in

Restaurant, sit down

Non-Industrial Manufacturing (in shop)

Candy Shop

Medical, Dental, Counseling Services

Counseling Center (mental health, alcohol, drugs)

Laboratory, dental or medical

Medical / Dental office or clinic

Optometrist, optician

Retail Sales (indoors)

Antique store

Athletic & sporting goods

Bookstore

Department store

Drive-thru sales (pharmacy, dairy, etc.)

Florist

Furniture

Appliances

Office supplies

Paint or wall paper

Pharmacy

Retail goods establishments

Super market / grocery

Gas Station

Convenience market with gas pumps

Service Business (indoor only)

Barber Shop

Beauty Shop (incidental body piercing)

Carpet & rug cleaning

Child nursery, day care, preschool (limited outdoor with staff approval)

 Educational institutions, schools, college, learning center, trade school

Janitor service & supply

Laundry or dry cleaners

Locksmith

Mail service

Massage establishment

Permanent cosmetics (as a secondary use to barber shop or beauty shop)

Pest Control

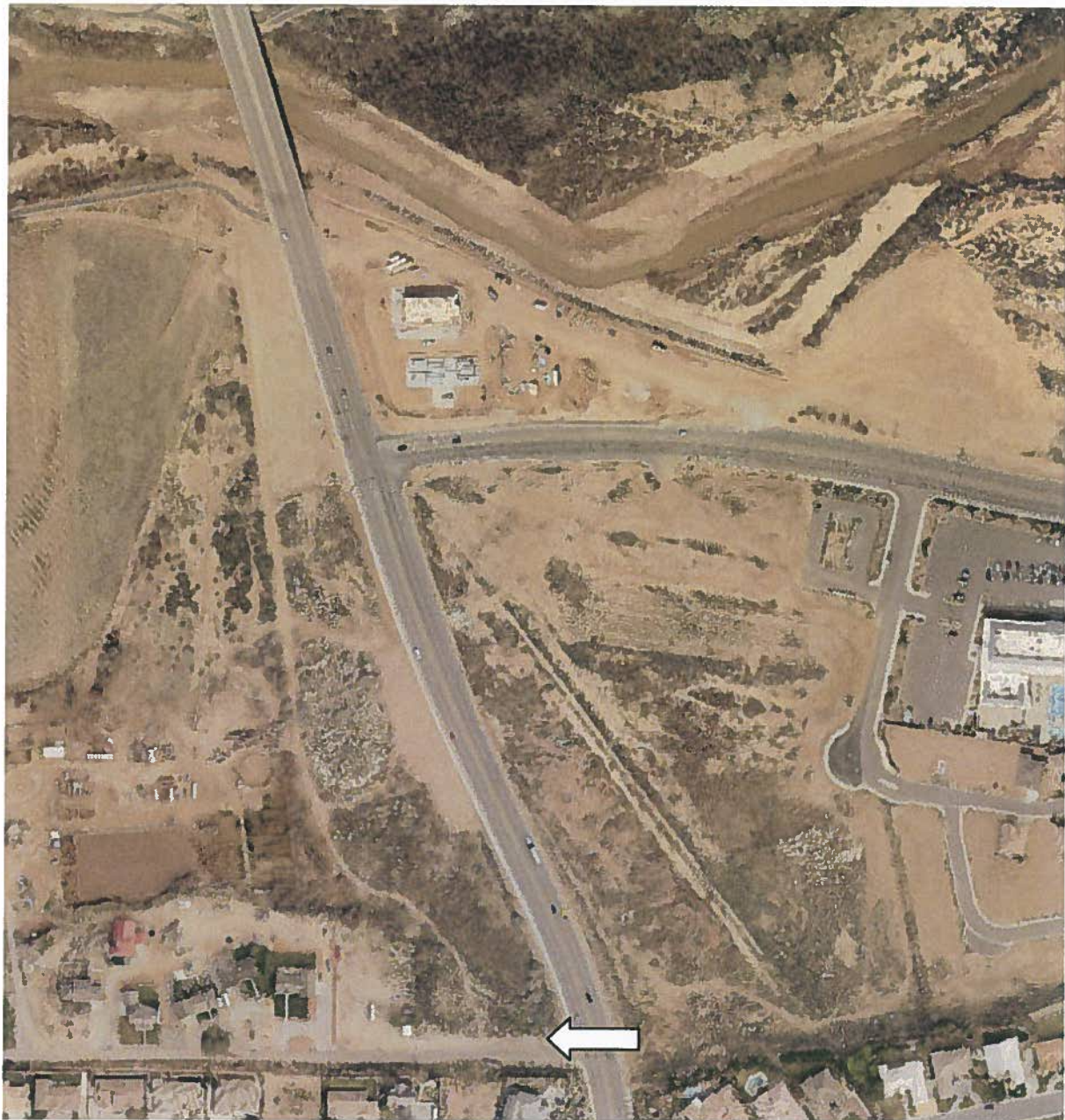
Pet grooming

Printing

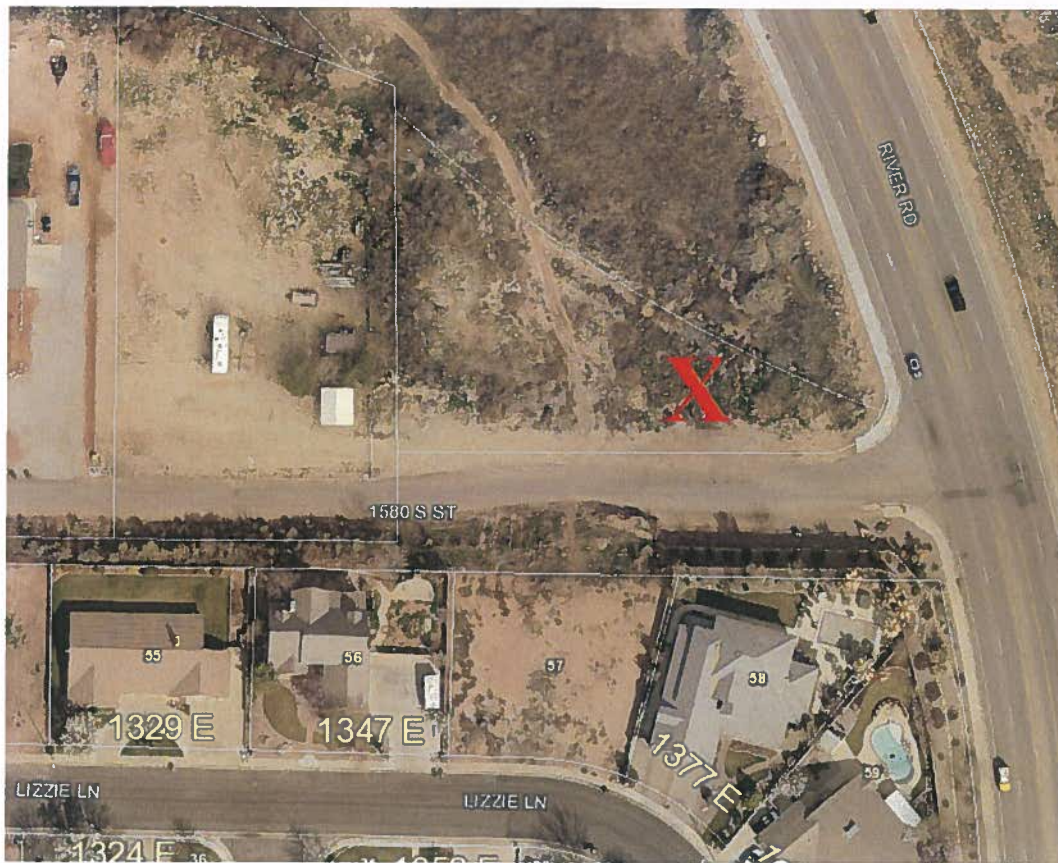
Written Text

Note: The same written text submitted for the previously approved zone change for all 10.83 acres (*a 9 lot commercial subdivision*) for Case No. 2015-ZC-017 – approved by the City Council on August 6, 2015

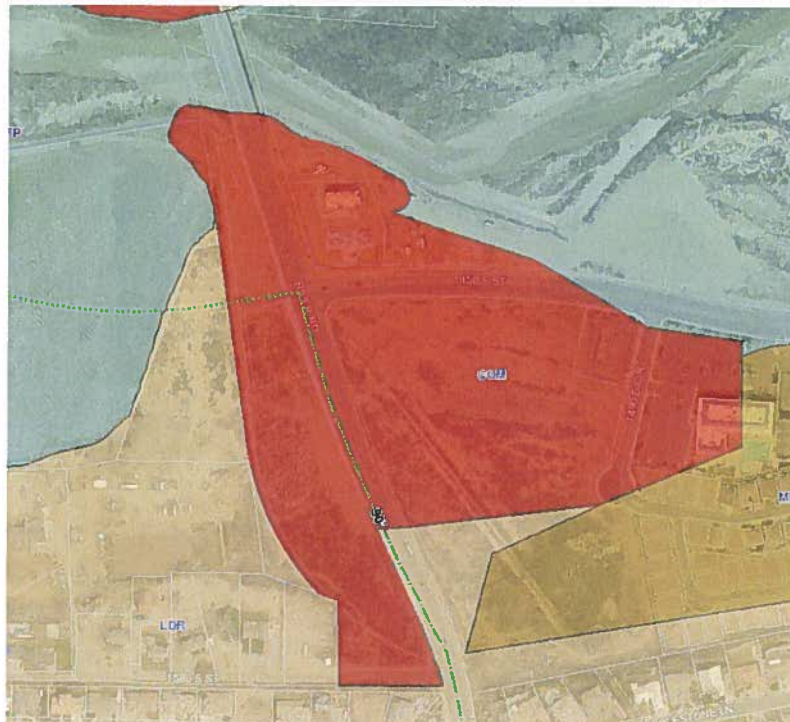
Aerial - Vicinity



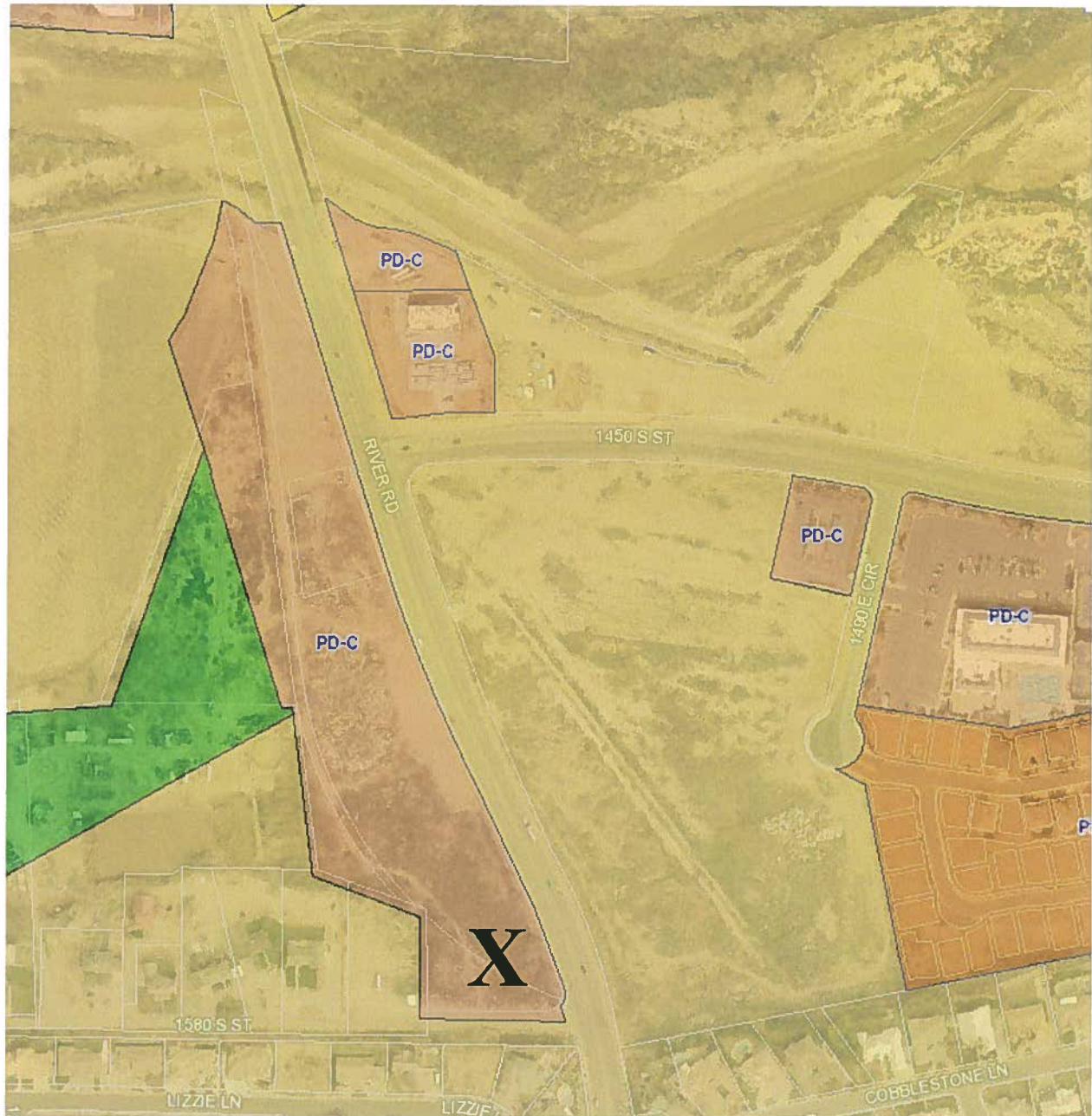
Site Aerial



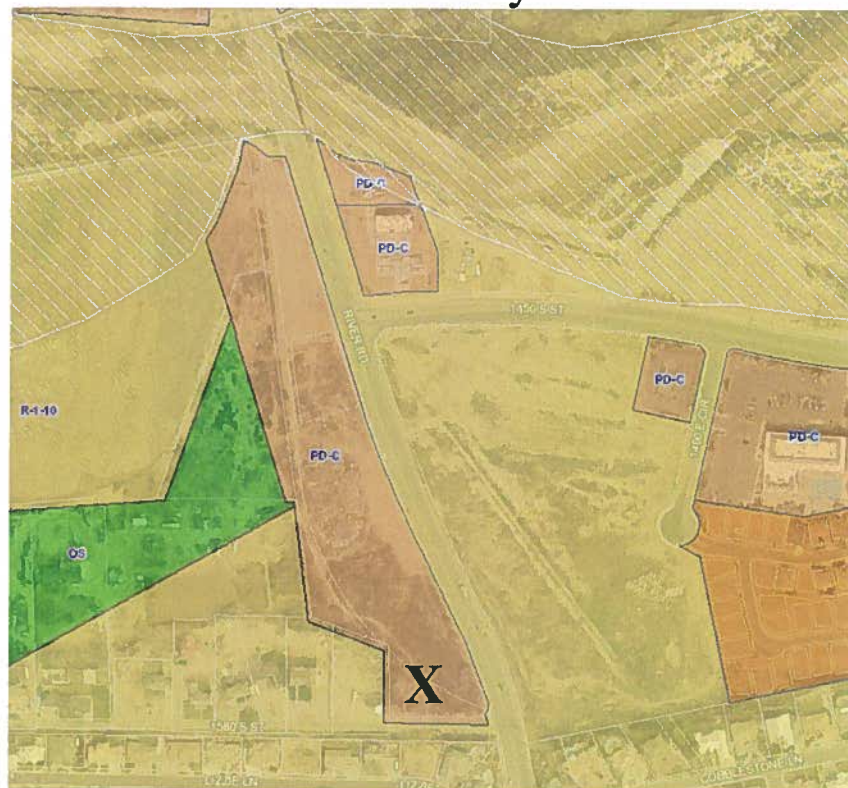
General Plan



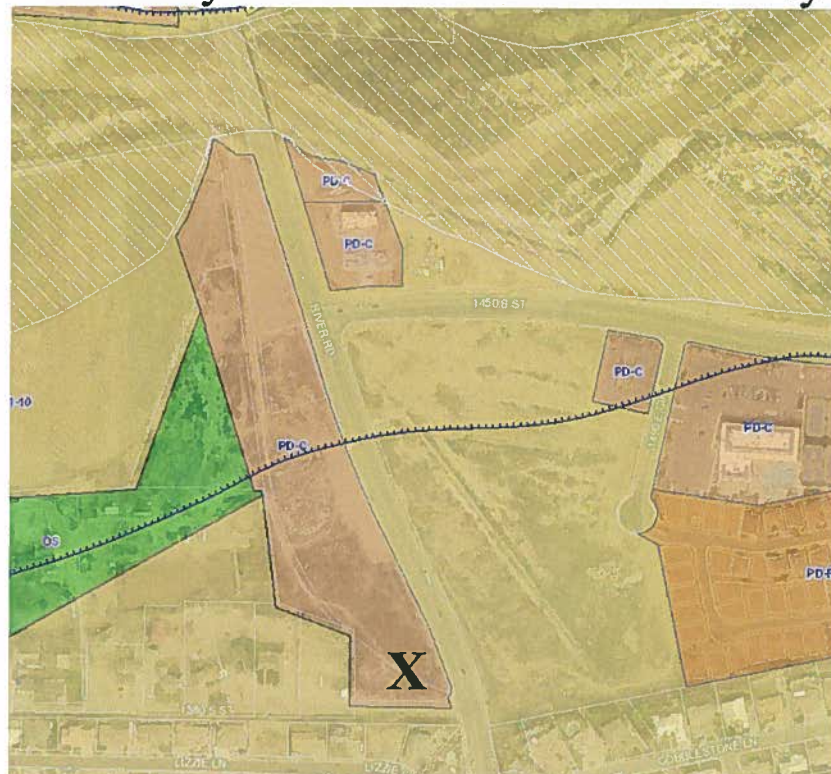
Zoning



Floodway



Floodway and Erosion Hazard Boundary



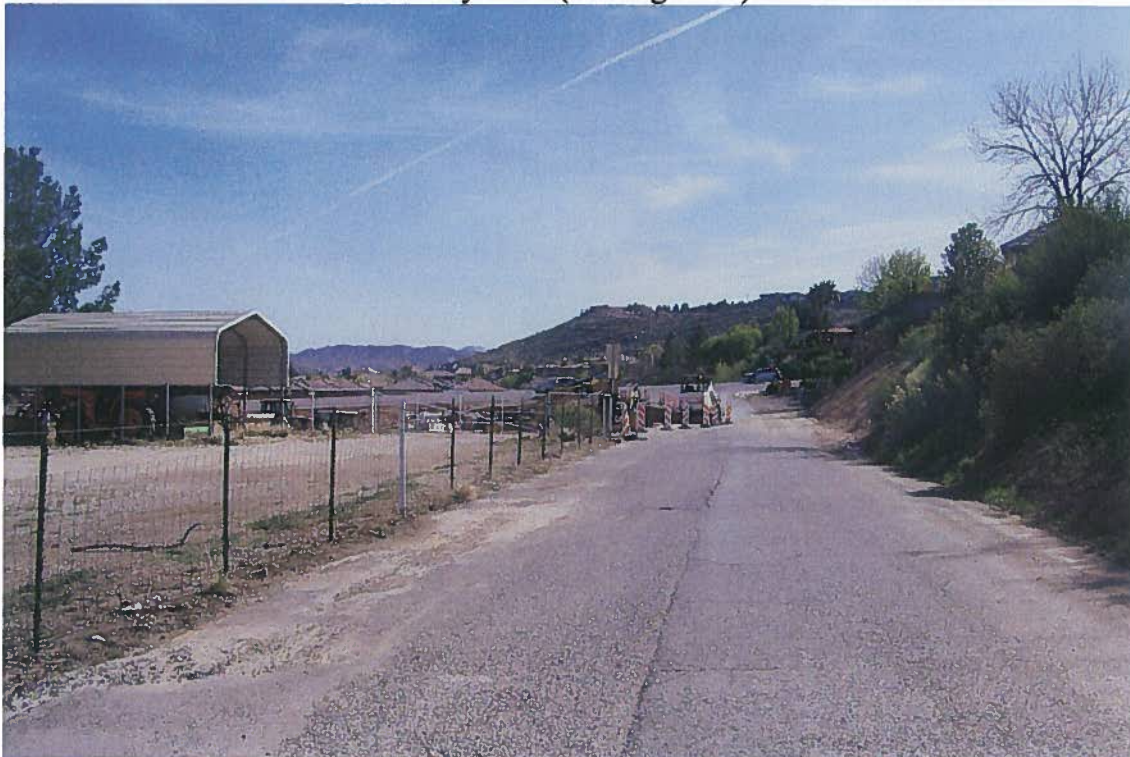
100 Year Flood



Photos March 16, 2016
(by staff)



Bundy Lane (looking West)



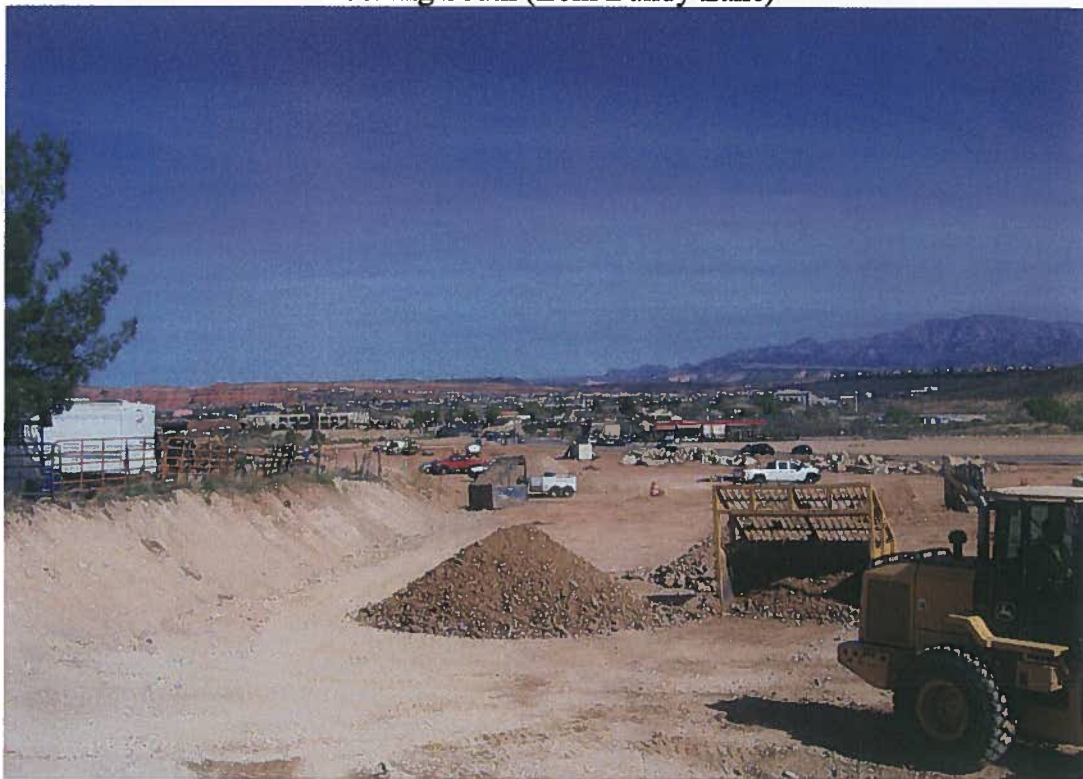
Bundy Lane (looking East)

Excavation to set rock retaining wall

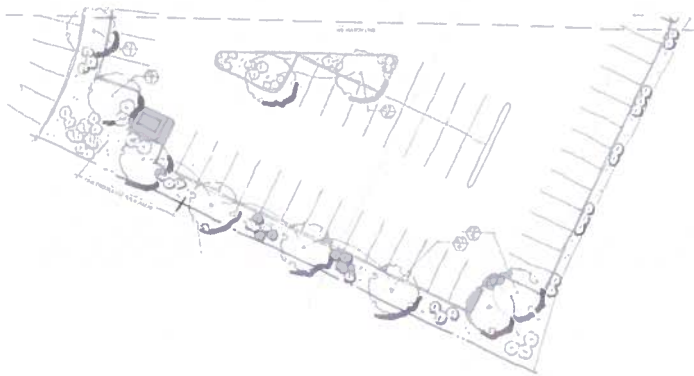
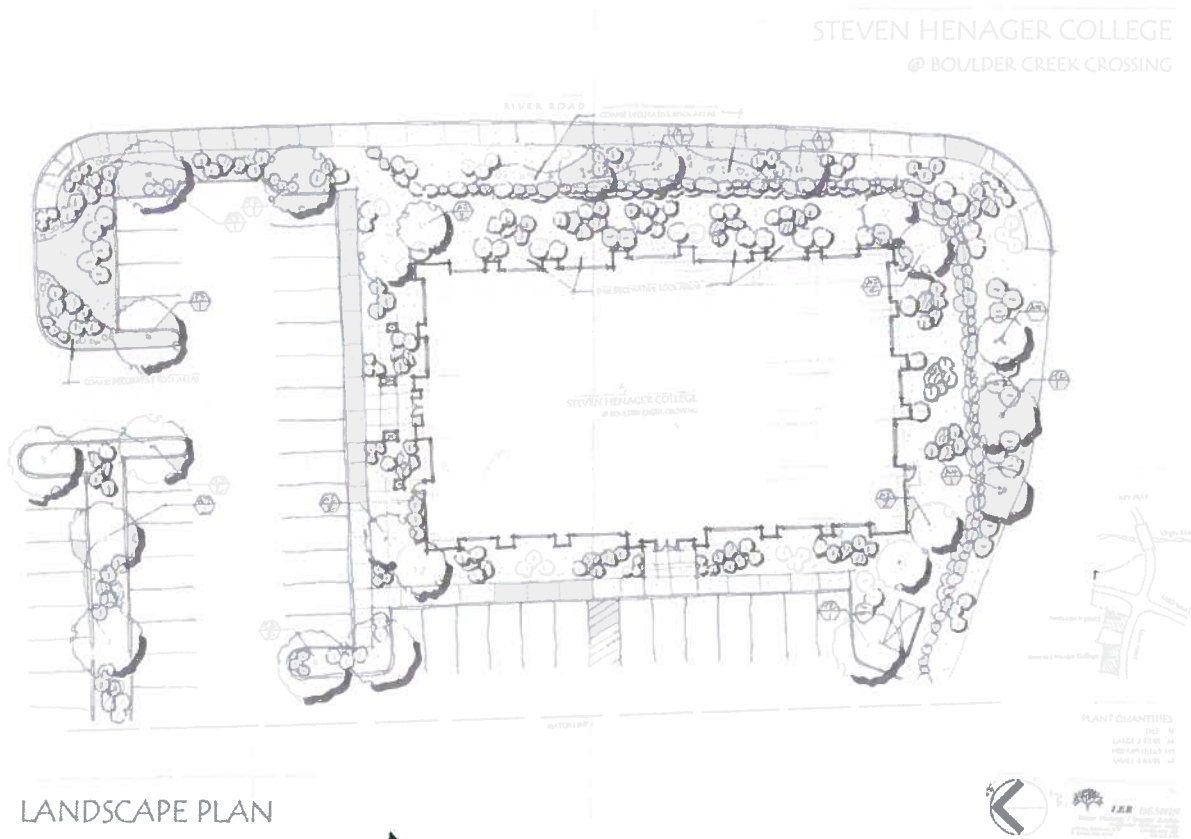




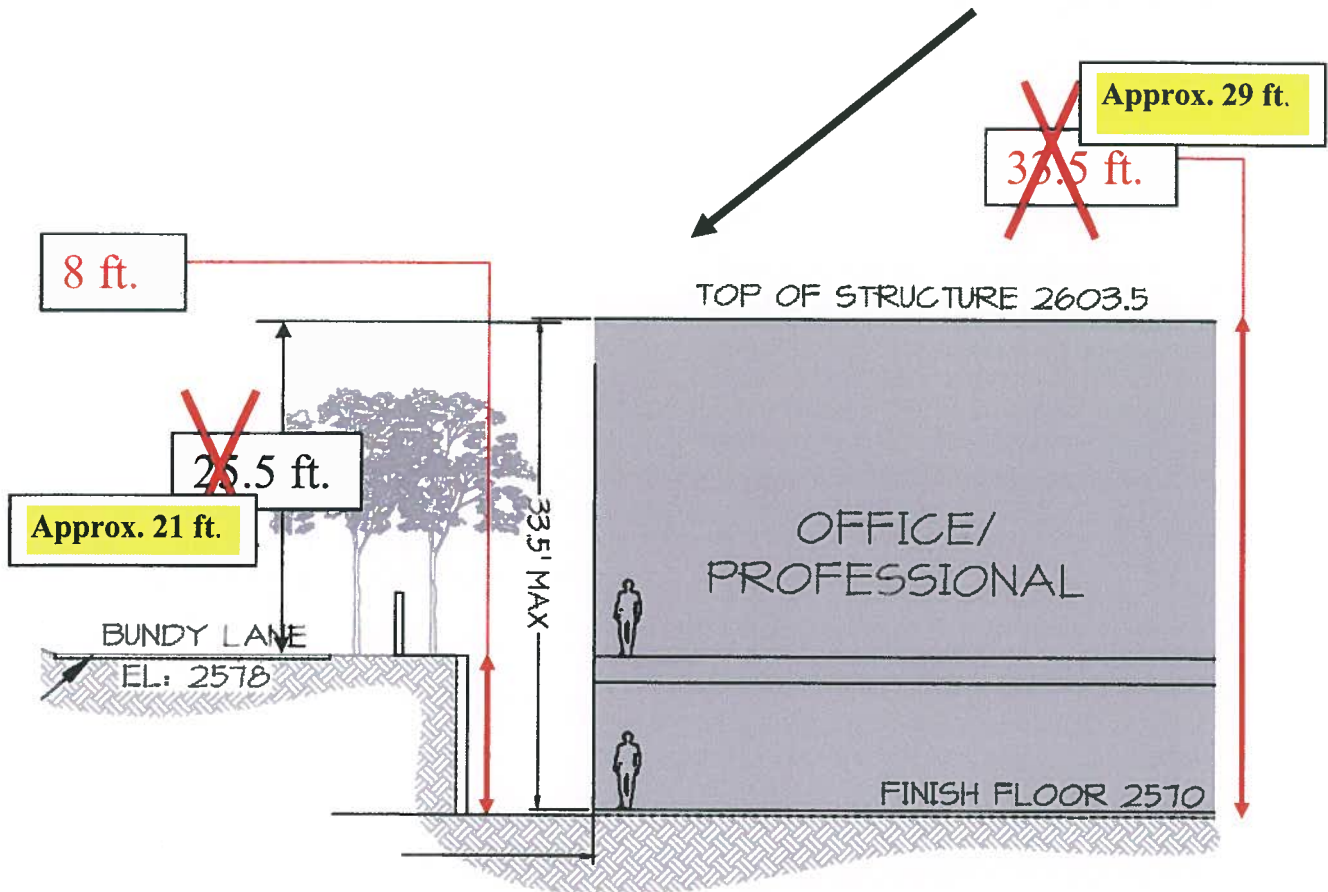
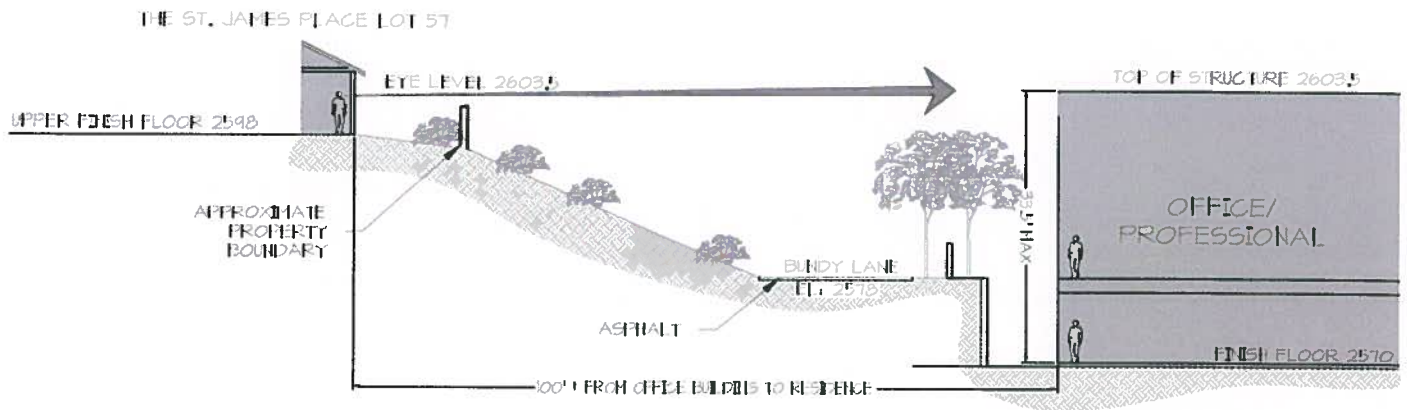
Looking South (from Bundy Lane)

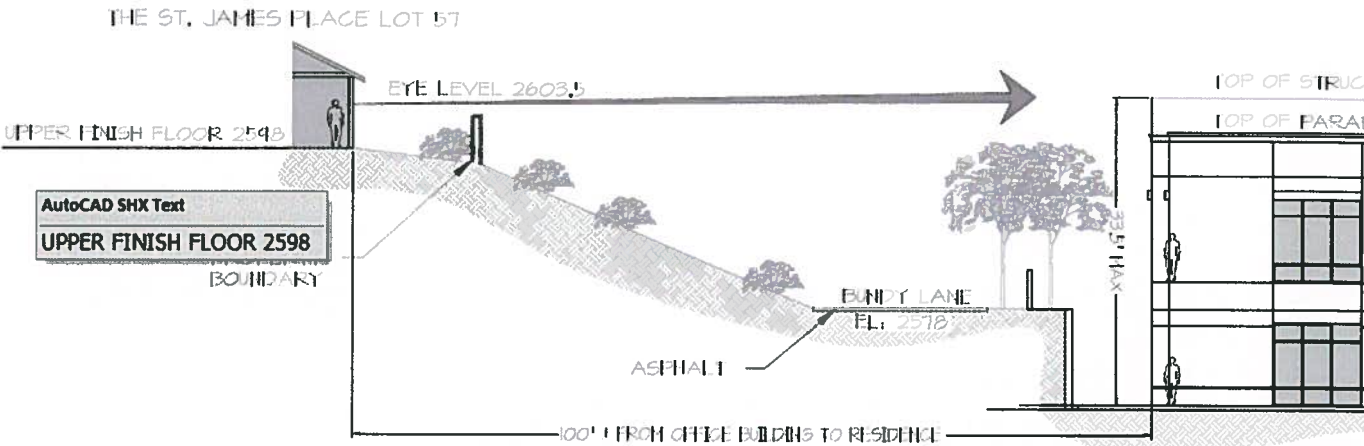
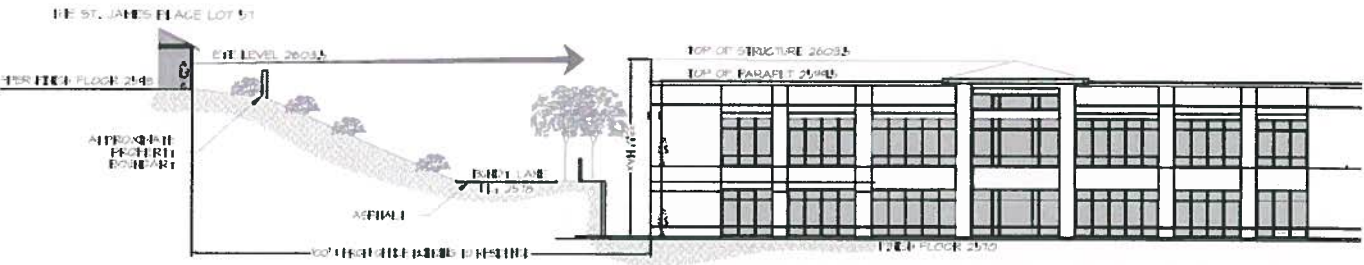


Site Plan (Landscape Plan)



Cross Section

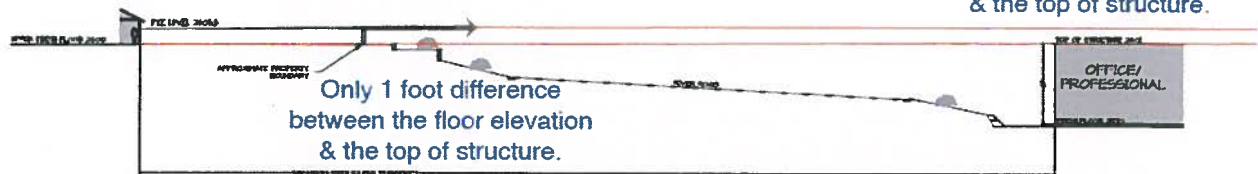




View from “The Boulders”

Existing wall is a higher elevation than the building will be, thus having more impact on the view than the building will have.

There is a 4.5 foot difference between your view & the top of structure.







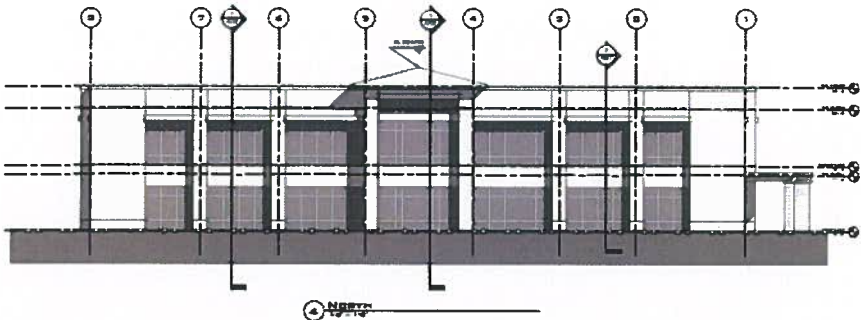
Rendering 1



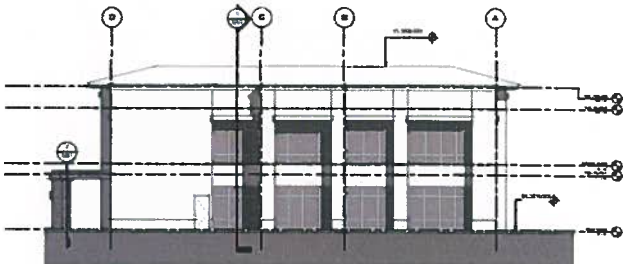
Rendering 2



2D – Building Elevations



2 WEST ELEVATION



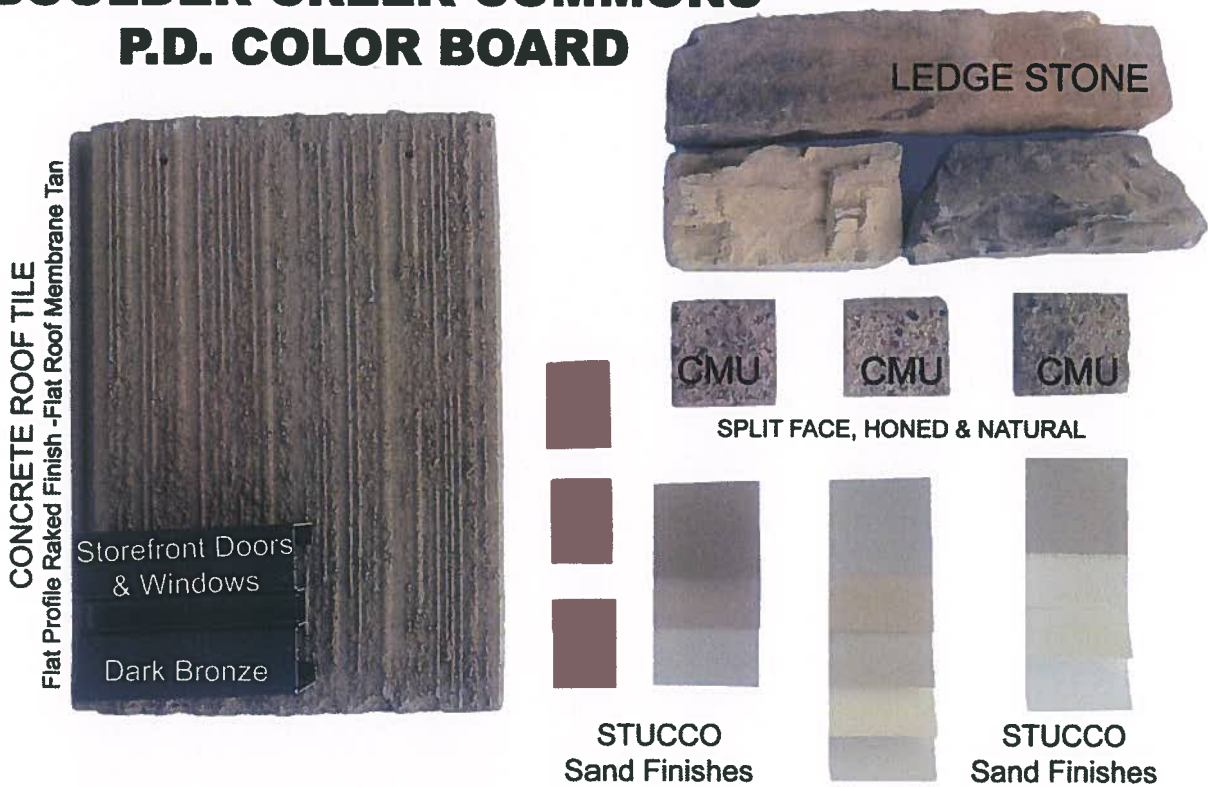
3 EAST ELEVATION



1 SOUTH ELEVATION

Materials & Colors

BOULDER CREEK COMMONS
P.D. COLOR BOARD



Application

**PD ZONE CHANGE
PLANNED DEVELOPMENT (PD)
APPLICATION & CHECKLIST**



**APPLICATION FOR A ZONE CHANGE AS PROVIDED BY THE
CITY OF ST. GEORGE ZONING ORDINANCE
CITY OF ST. GEORGE, UTAH**

I. PROPERTY OWNER(S)/ APPLICANT & PROPERTY INFORMATION

LEGAL OWNER(S) OF SUBJECT PROPERTY: RIVER ROAD INVESTMENT, LLC

MAILING ADDRESS: PO Box 911955 St. George, Utah 84791

PHONE: [REDACTED]

APPLICANT: Mike Sheffield

(If different than owner)

MAILING ADDRESS: 11

PHONE: [REDACTED] CELL: [REDACTED] FAX: [REDACTED]

EMAIL ADDRESS: [REDACTED]

CONTACT PERSON / REPRESENTATIVE: Mike Sheffield

(i.e. Developer, Civil Engineer, Architect; if different than owner)

MAILING ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

EMAIL ADDRESS(ES): _____

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property and the surrounding areas.) Include a **colored** site plan and **colored** landscape plan, and **colored** elevation drawings (all four sides) suitable for presentations in public meetings. _____

The Zone Change becomes effective on the hearing date if approved by the City Council. A PD (Planned Development Residential Zone) **is approved for a period of 18 months only** unless building permits have been issued and the project commenced prior to 18 months from the above hearing date.

OFFICE STAFF USE ONLY

CASE #: 20 ____ -ZC- ____ FILING DATE: ____ RECEIVED BY: ____ RECEIPT #: ____

*FEE: \$500 (Filing fee and 1st acre) + \$50.00 per ac for 2-100 ac and \$25 per ac 101-500 and \$10.00 per ac 501-plus

II. ADDITIONAL INFORMATION

Provide the following information: (Attach additional sheets if necessary)

1. What is the present zoning on the property? PD Gen
2. What zone or zones are requested by this application? PD Gen
3. Is the zone change in harmony with the present City General Plan? Yes X No
4. If no, what does the City General Plan propose for the subject property?
(If the application is not in harmony with the City General Plan, a General Plan Amendment hearing will be required prior to the zone change request. General Plan Amendment hearings are held four (4) times per year in January, April, July, and October. A General Plan Amendment application can be obtained from the Community Development Department or online at <http://www.sgcity.org/commdev/forms.php>)
5. Total acreage of proposed zone change: 1.40
6. Are there deed restrictions against the property that might affect the requested zone change?
Yes No X
A copy of the deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the request zone change.
7. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?
Yes X No Previously Submitted
IF YES, submit the Traffic Impact Study with the application for review by Traffic Engineering. IF NO, a Traffic Impact Study will be required (if determined necessary at Planning Staff Review) to be submitted with the application and reviewed prior to approval by the City Council.
8. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change parcel? Yes X No
Please describe the projected demand for utility services:

III. SUBMISSION CHECKLIST FOR PD PLANNED DEVELOPMENT ZONE

(A COMPLETE ZONE CHANGE APPLICATION MUST BE SUBMITTED A MINIMUM OF 3 WEEKS PRIOR TO THE NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING)

Development/Project Name BONDER CREEK CASHIERS - LOT 1
(Project name must be previously approved by the Washington County Recorder & City Planning Department)
Developer/Property Owner BURR ROTE INVESTMENTS, LLC Phone No. 673-5703
Contact Person/Representative Steve or Mike SHEFFOLD Phone No. 727-1900
Licensed Surveyor BONDER CREEK CASHIERS Phone No. 477-9596

PD ZONE CHANGE PROCEDURE

Step #1 Meet with Planning Staff Review (PSR) – Meets every Tuesday at 8:30 a.m. Call Community Development at 627-4206 to be scheduled for this meeting.

Note: Call at least one day in advance to schedule.

Step #2 Document Submission Checklist*

Legal Description Documents:

Submit the following documents: (These documents must be prepared by a licensed surveyor)

- ☐ 1. Described bearings on all documents must be rotated to HCN;
- ☐ 2. Legal description prepared on 8-1/2" x 11" sheet and signed by a licensed Surveyor;
- ☐ 3. Minimum size 8-1/2" x 11" graphical representation of Survey Boundary;
- ☐ 4. Legal description and Surveyed Site Plan (Record of Survey) drawing in DWG format on a CD for the GIS Department;
- ☐ 5. 24"x36" Surveyed Site Plan (Record of Survey) drawing sheet(s) for meeting exhibit

Other Submission Documents:

- ☐ 6. This Zone Change application form completed and signed;
- ☐ 7. Appropriate** Filing Fee: \$300 (filing fee and 1" acre) + \$50.00 per acre for 1-100 acre and \$25 per acre 101-500 and \$10.00 per acre 501-plus
- ☐ 8. County ownership plat with boundary of zone change outlined;
- ☐ 9. List of property owners within 500' and two sets of mailing labels;
- ☐ 10. Colored Site Plan & Landscape Plan – minimum size 24" x 36";
- ☐ 11. Building elevation(s) – Colored renderings, all four building sides;
- ☐ 12. Board mounted materials and color samples (i.e. roof tile samples, stucco samples, stone samples, and paint color swatches, etc.);
- ☐ 13. For buildings over 35' ft in height also provide a colored photo simulation;

- ☐ 14. 8-1/2" x 11" reduction of the site plan, landscape plan, and building elevations;
- ☐ 15. Written text (as outlined in Zoning Ordinance Chapter 8, Section 10-8-4);
- ☐ 16. CD with the above images in JPEG, BMP or TIFF format and the written text in PDF format

*Note: This application will be considered incomplete without the above documents

**Note: There is NO FEE for acreage rezoned to Open Space

Step #3 Planning Commission and City Council Hearings

Planning Commission usually meets the 2nd and 4th Tuesday of the month at 5:00 p.m. All applications, the legal description and surveyed site plan drawing (Record of Survey) must be complete and submitted at least 3 weeks prior to the meeting. Incomplete or inaccurate applications will not be accepted or scheduled. City Council sets a public hearing date after a recommendation for approval from the Planning Commission, and then there is a 14-day advertising period prior to the public hearing.

Hearing Dates:

Planning Commission _____
City Council Set Date _____
City Council Hearing Date _____
Council Action _____

Filing Fee: \$500 (filing fee and 1st acre) + \$50.00 per acre for 2-100 acre and \$25 per acre 101-500 and \$10.00 per acre 501-plus - NO FEE for acreage rezoned to Open Space

IV. COMMENTS

1. Please be aware that, if determined necessary by City staff, Planning Commission and the St. George City Council, additional information and/or special studies may be required to review the project. These may include, but not be limited to: Additional Color Renderings, Photo simulations, Computer fly-bys, Site Section Cuts, Color 'Bird's Eye' renderings, and additional color swatches and building materials.

2. Until the following information is submitted, your application

3. Required site improvements such as pavement for parking and storm drain facilities, and all other improvements required by

the issuance of a certificate of occupancy or approval for permanent electric power service. In the event such improvements cannot be completed prior to receiving permanent or a certificate due to weather conditions or other unusual circumstances, a financial guarantee in the form of a cashiers check, bond, escrow, or other financial guarantee acceptable to the City attorney shall be provided to the City guaranteeing that such improvements will be fully completed within ninety (90) days of the issuance of permanent power and/or a certificate of occupancy.

V. APPLICANT AGREEMENT

We the undersigned applicant(s) River Road Investments LLC

(is/are) the owner(s) _____

or (agent) of the following legally described property and request the zone change as described above.

(Exact legal description and surveyed site plan (Record of Survey) drawing prepared and stamped by licensed surveyor, and/or property ownership plat must accompany application and must be attached hereto along with the legal description and the surveyed site plan (Record of Survey) drawing in DWG format on CD.) The legal description, if separated from the surveyed site plan (Record of Survey) drawing, must be stamped, signed, and dated, and have a firm name or surveyor's name address and phone number. Note: Surveyed Site Plan (Record of Survey) drawing and legal description shall comply with the pertinent subdivision Final Plat Checklist requirements.

River Road Investments, LLC
By [Signature]

Signature

P.O. Box 911955 St. George Utah
89791

Address

Signature _____

Address _____

Signature _____

Address _____

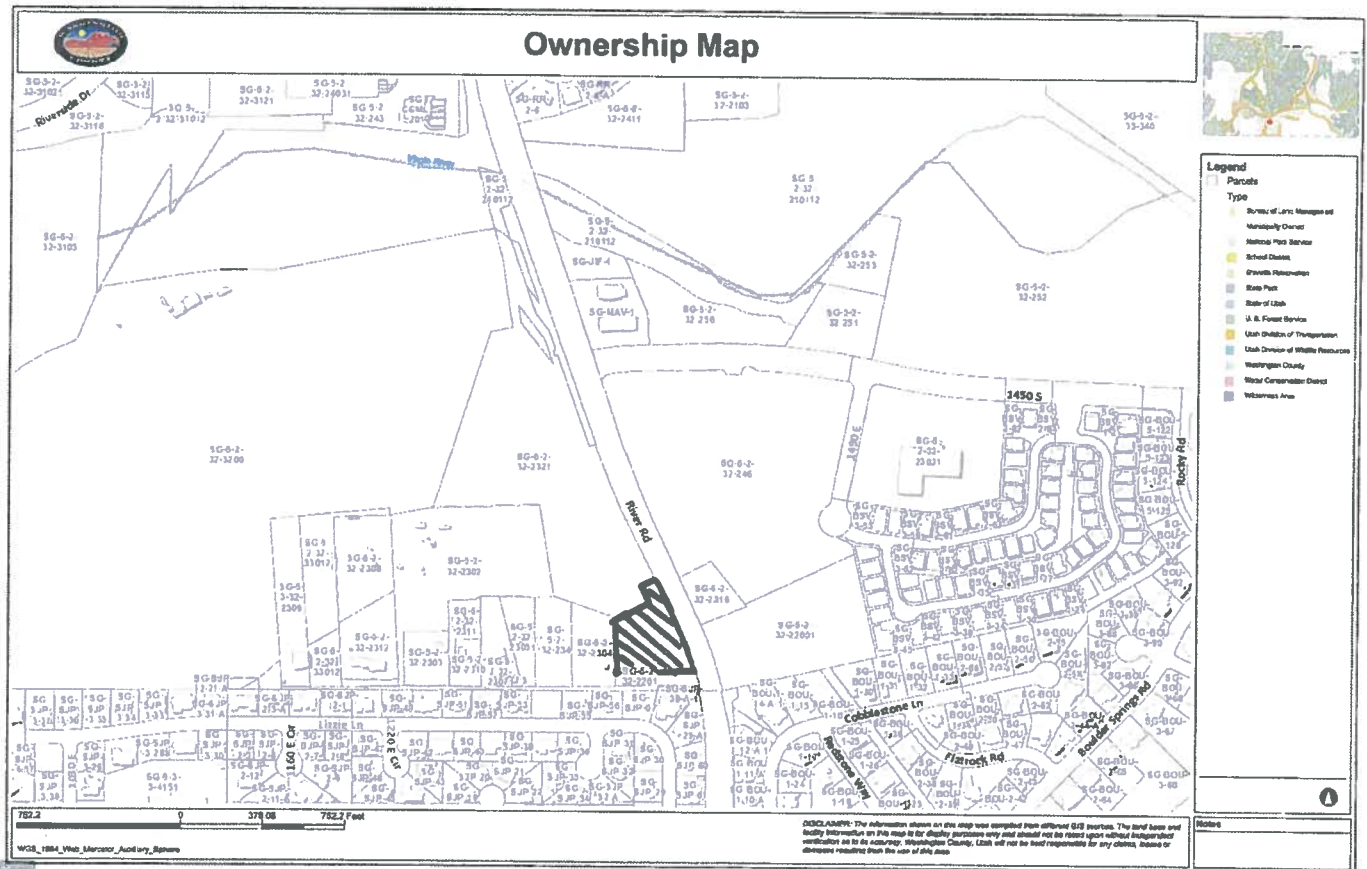
Signature _____

Address _____

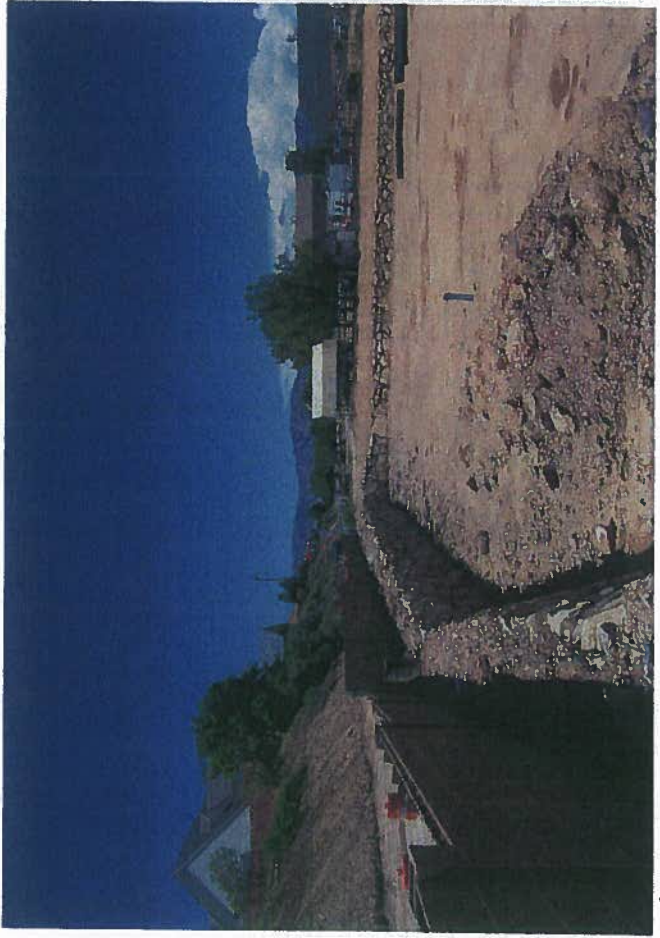
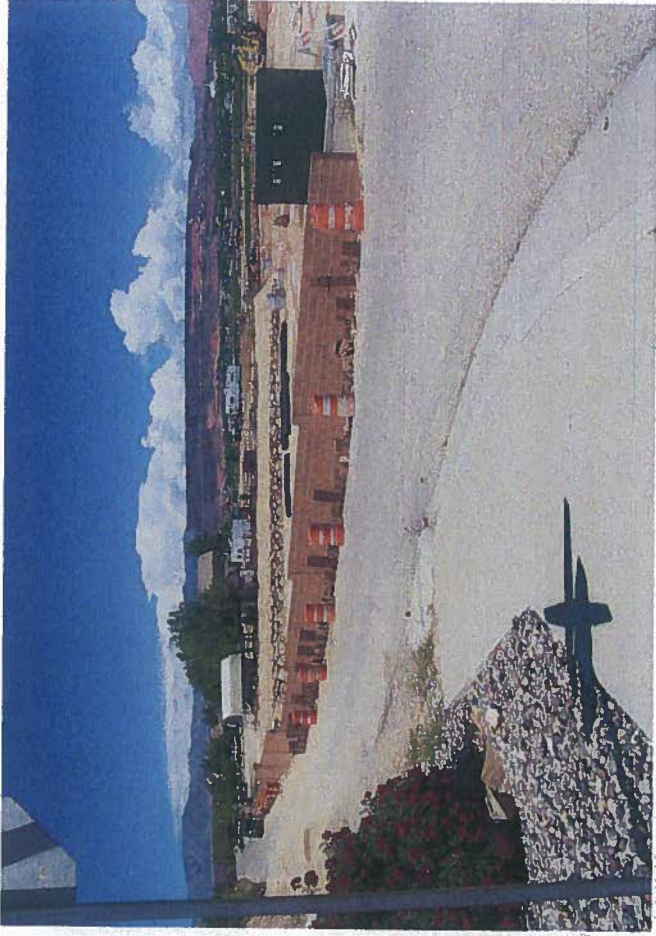
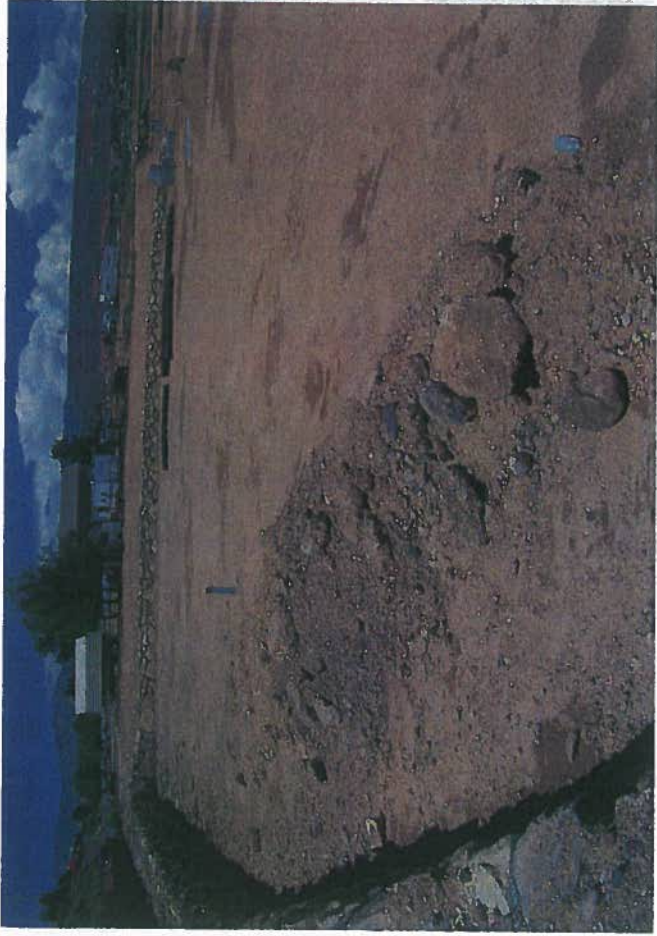
Signature _____

Address _____

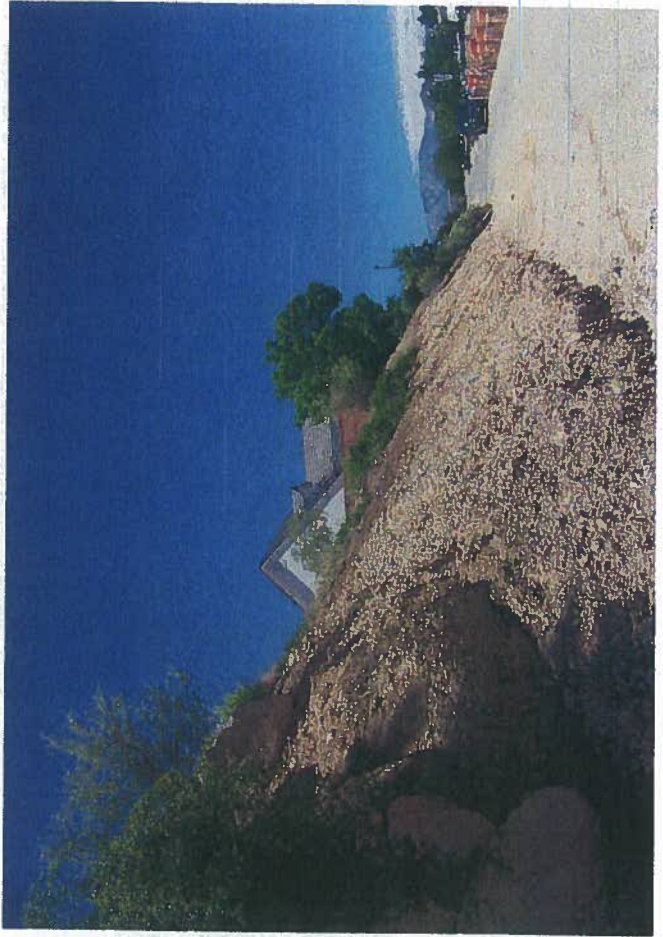
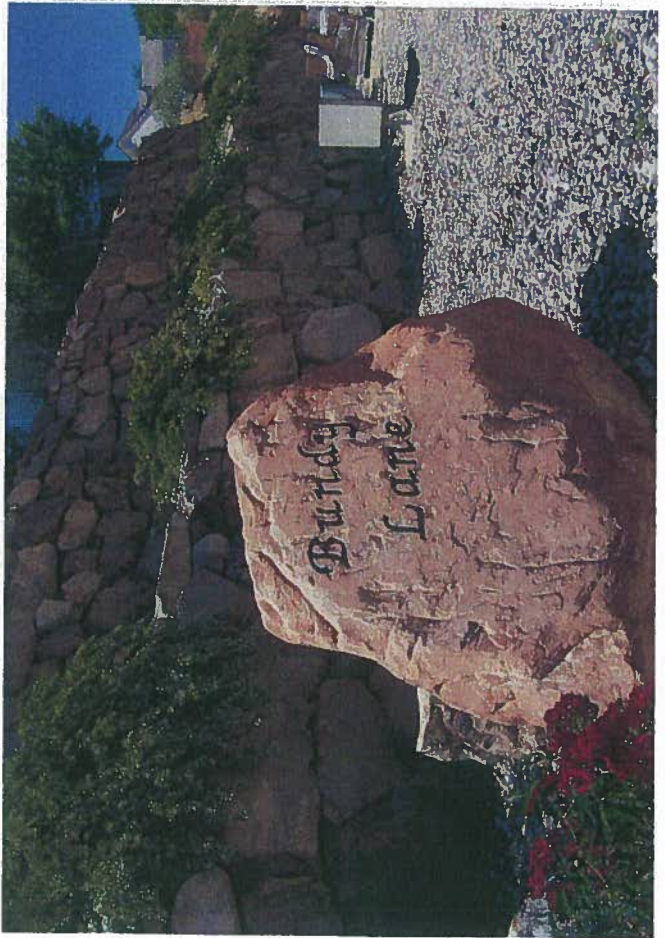
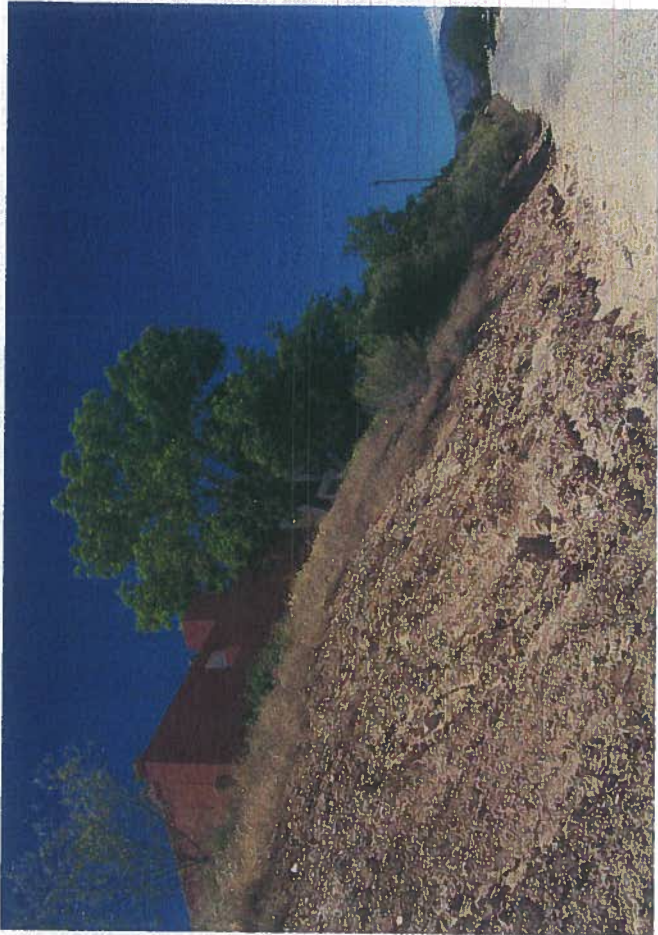
County Map



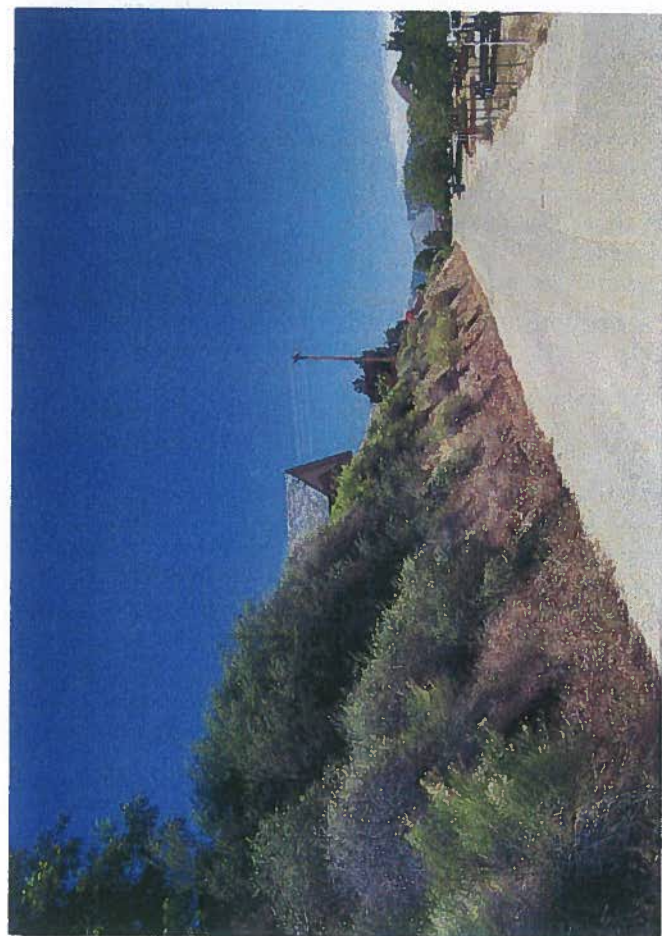
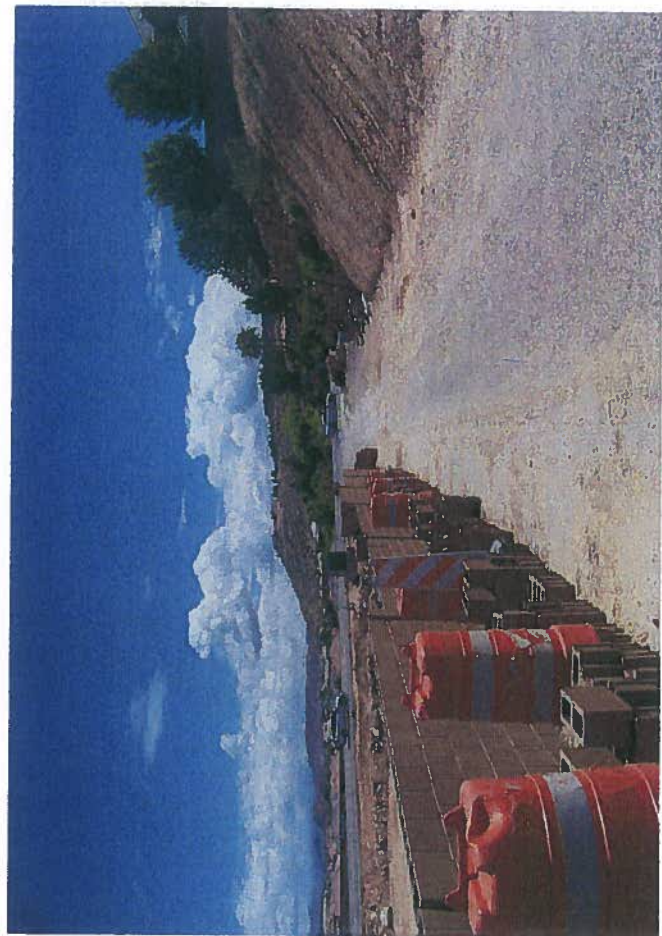
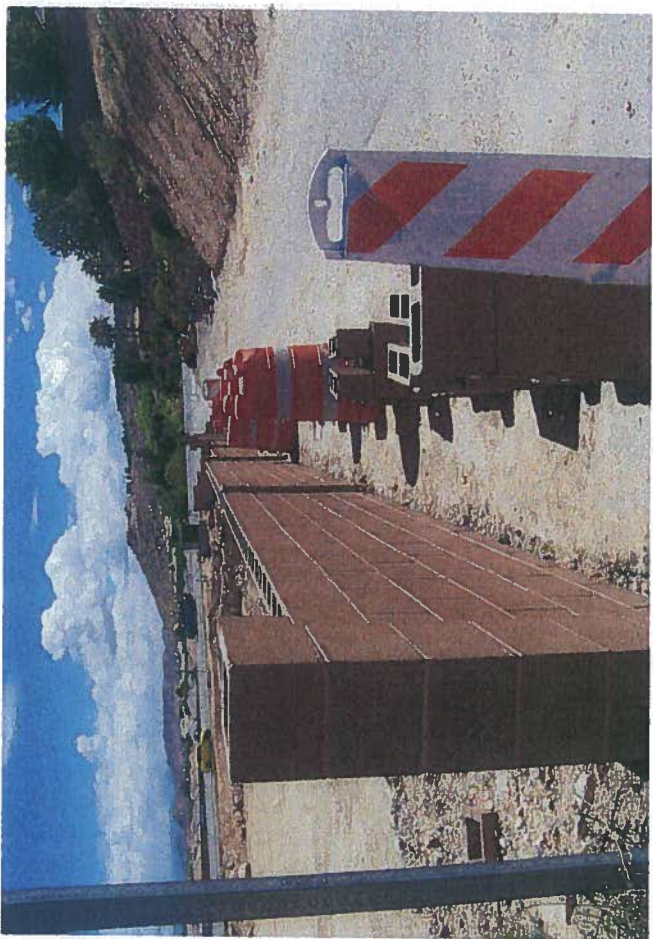
PHOTOS - BUNDY LAKE - May 2, 2016

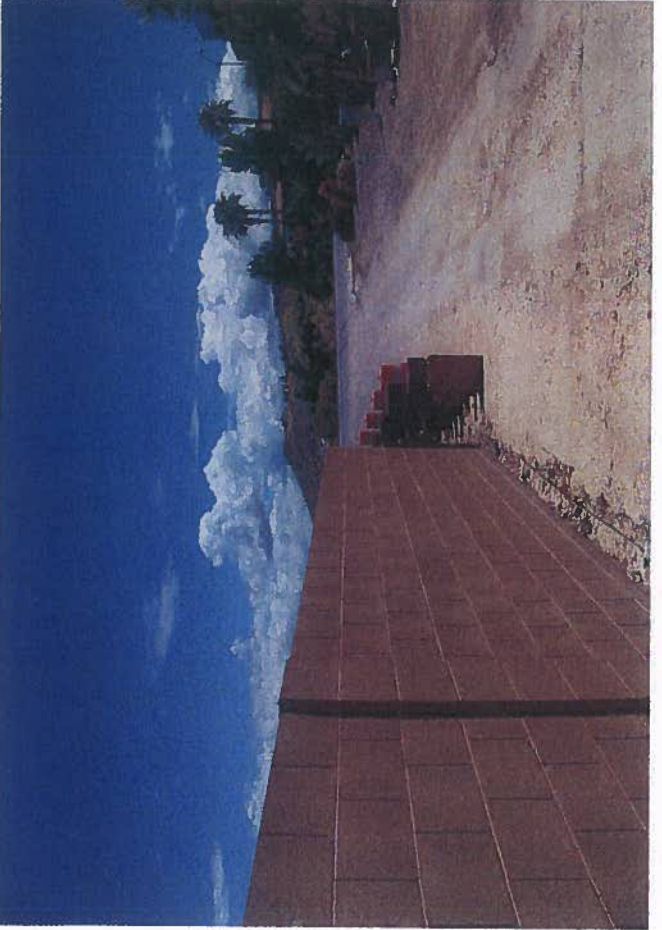
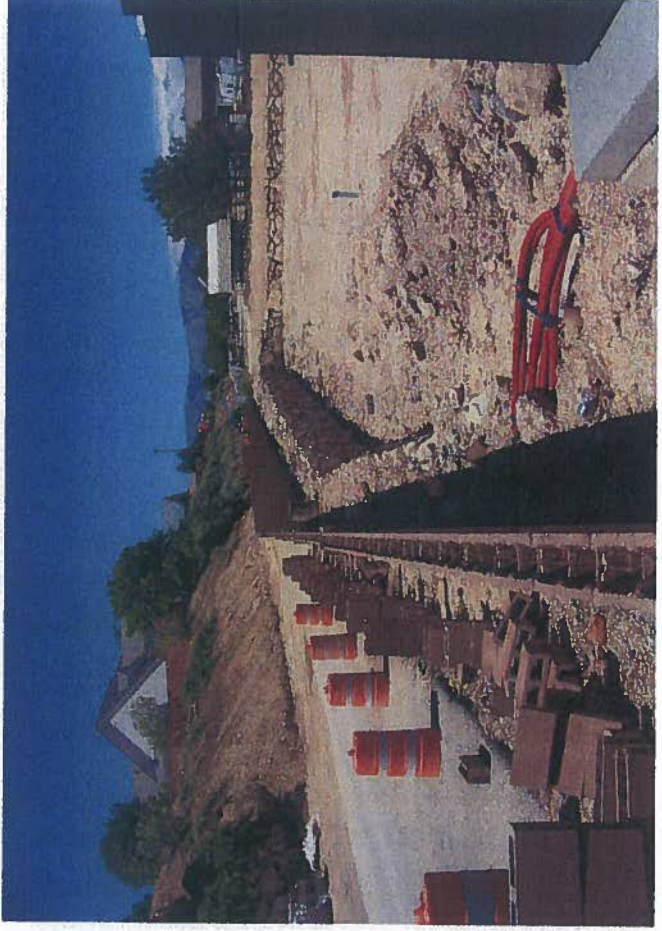
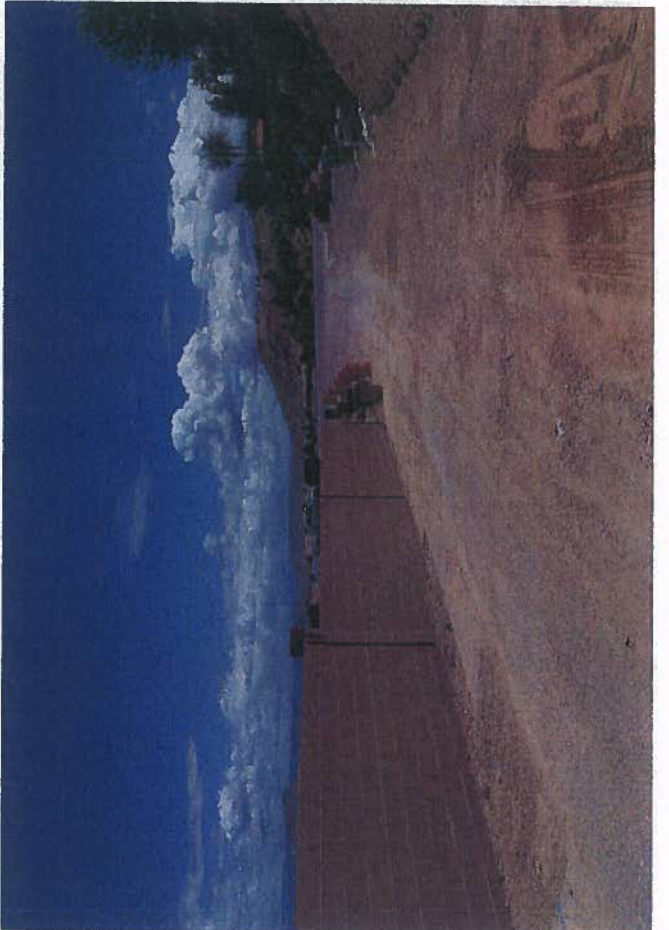
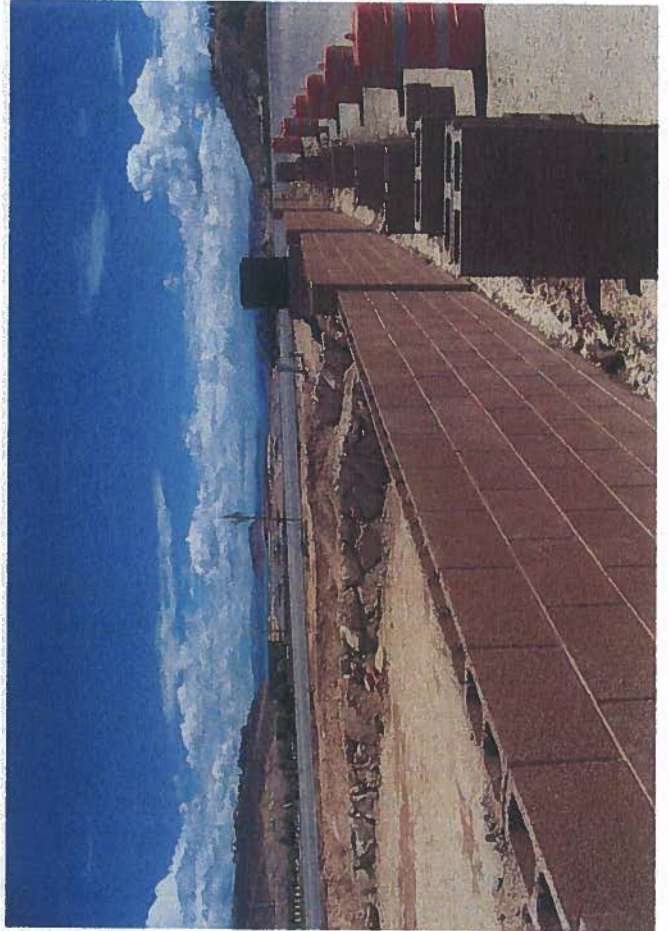


(Reference for: Case No. 2016-2CA-011)



4 of 4







OS

PD-C

PD-C

PD-C

PD-R

PD-C

PD-C

PD-C

R-1-10

ST JAMES LN

RIVER RD

1450 S ST

BOULDER SPRINGS RD

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE BOULDER CREEK CROSSING NINE (9) LOT PLANNED DEVELOPMENT COMMERCIAL (PD-C) SUBDIVISION ON 10.83 ACRES, BY AMENDING LOT 1 LOCATED ON 1.40 ACRES, TO ALLOW SITE DEVELOPMENT OF A STEVENS-HENAGER COLLEGE AND PROFESSIONAL OFFICE BUILDING WHICH INCLUDES SITE REVIEW, BUILDING DESIGN, LANDSCAPING, AND PARKING
(Boulder Creek Crossing, and Lot 1, Stevens-Henager College)**

WHEREAS, the property owner has requested a zone change amendment to the Boulder Creek Crossing Planned Development Commercial (PD-C) subdivision on 10.83 acres, and specifically to approve Lot 1 on 1.40 acres to allow development of a Stevens-Henager College and professional office building which includes site review, building design, landscaping, and parking; and

WHEREAS, City Council held a public hearing on this request on May 5, 2016; and

WHEREAS, Planning Commission held a public hearing on April 12, 2016; and

WHEREAS, City Council has determined that the requested zone change amendment is justified at this time, and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this ordinance is hereby repealed.

Section 2. Enactment. The Boulder Creek Crossing Planned Development Commercial (PD-C) subdivision on 10.83 acres is hereby amended specifically to approve Lot 1 on 1.40 acres to allow development of a Stevens-Henager College and professional office building, which includes site review, building design, landscaping, and parking, which Lot is located on the west side of River Road in the vicinity of Bundy Lane, specifically described on the attached property descriptions, Exhibits "A," "B," and "C." The project must comply with all conditions, requirements, and restrictions as approved by City Council.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately on the date executed below, and as required by law.

APPROVED AND ADOPTED by the City Council of the City of St. George, this 5th day of May 2016.

ATTEST:

Jonathan T. Pike, Mayor

Christina Fernandez, City Recorder

Exhibit "A"



Zone Change – Stephens Henager February 25, 2016

All of Lot 1, of the proposed Boulder Creek Crossing Subdivision, more particularly described as follows:

Beginning at a point on the westerly line of River Road, said point being South 00°32'03" West 5,332.30 feet along and beyond the section line and West 1,312.53 feet from the Northwest Corner of Section 33, Township 42 South, Range 15 West, Salt Lake Base & Meridian, and running;

thence South 78°27'22" West 122.17 feet;

thence North 89°05'20" West 163.94 feet;

thence North 00°13'40" East 204.00 feet;

thence easterly 66.90 feet along an arc of a 161.08 foot radius curve to the left (center bears North 00°05'22" East, long chord bears North 78°11'31" East 66.42 feet with a central angle of 23°47'43");

thence North 66°17'40" East 67.85 feet;

thence North 23°42'20" West 76.75 feet;

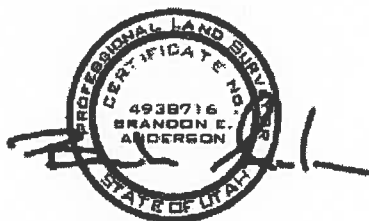
thence North 66°17'40" East 59.58 feet to the westerly line of River Road;

thence southerly the following (2) courses along said westerly line of River Road

thence South 23°57'21" East 209.60 feet;

thence southerly 134.25 feet along an arc of a 1,096.28 foot radius curve to the right (center bears South 66°02'39" West, long chord bears South 20°26'51" East 134.16 feet with a central angle of 07°00'59") to the Point of Beginning.

Containing 61,129 square feet or 1.40 acres.



February 25, 2016

Exhibit "B"

Final Plat Map

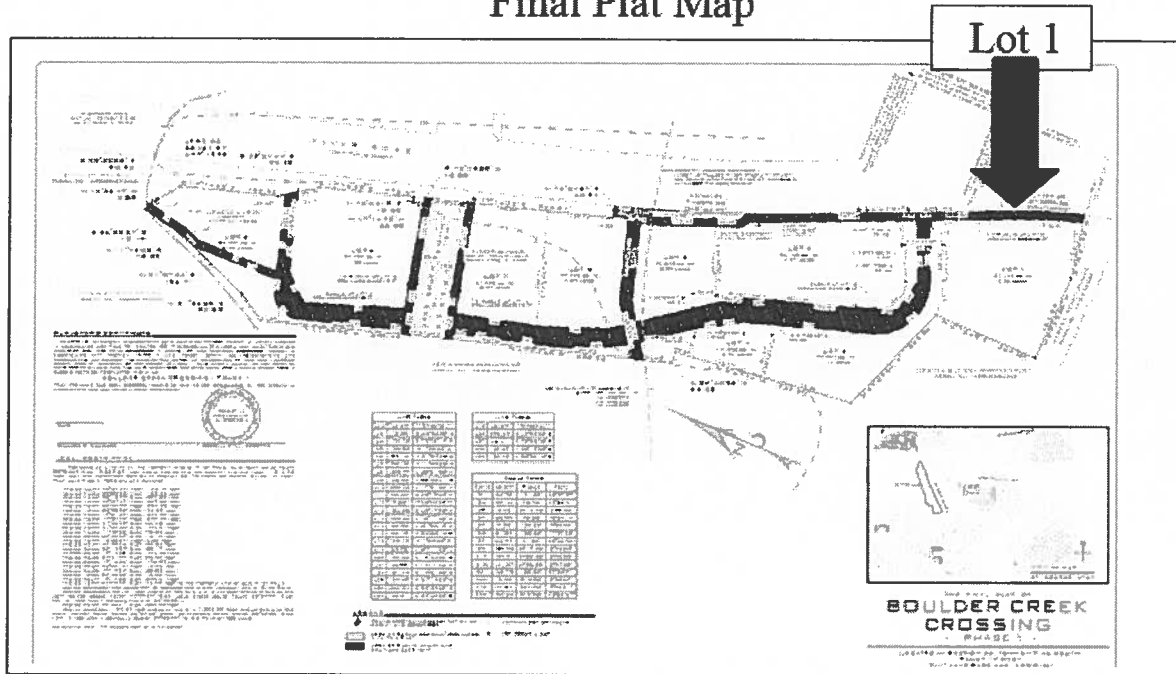
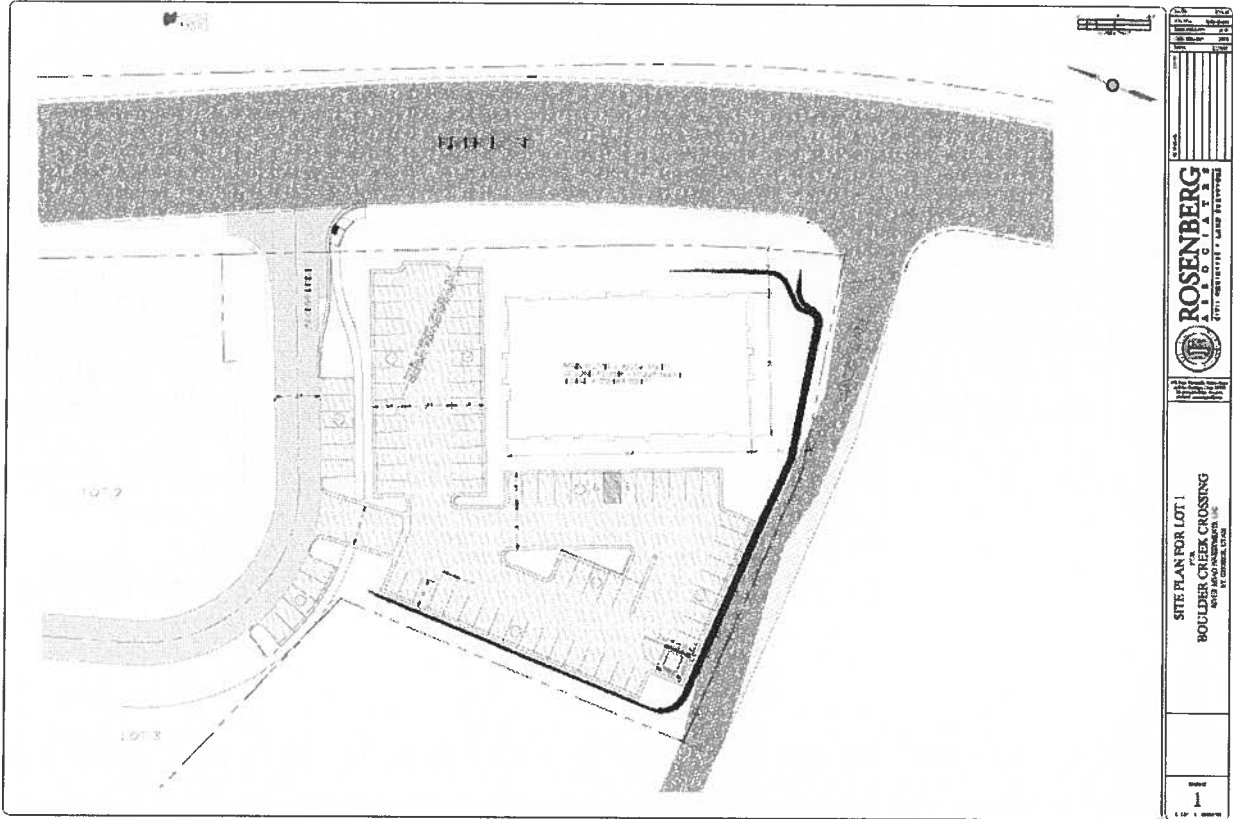


Exhibit "C"



DRAFTAgenda Item Number : **3D**

Request For Council Action

Date Submitted 2016-04-25 11:57:45**Applicant** Mr. Steven Sheffield and Mr. Mike Sheffield**Quick Title** Public Hearing, Zone Change, and Ord to Amend the PD-C**Subject** Consider a request to amend the PD-C (Planned Development Commercial) zone to develop the "Restaurants Building"™ building on Lot 6 on approximately 1.04 acres (of a 10.83 acre 9 lot commercial subdivision "Boulder Creek Crossing). The property is located on River Road adjacent to 1450 South Street.**Discussion** This is a request to review the proposed site plan / landscape plan, elevations, renderings, colors, and materials for the proposed building. The proposed site meets all parking standards for a restaurant. Planning Commission recommends approval.**Cost** \$0.00**City Manager
Recommendation****Action Taken****Requested by** John Willis**File Attachments****Approved by Legal
Department?****Approved in Budget?** Amount:**Additional Comments**

Zone Change Amendment

PLANNING COMMISSION AGENDA REPORT: 03/22/2016 (*Carry over*)

PLANNING COMMISSION AGENDA REPORT: 04/12/2016

CITY COUNCIL SET DATE: 04/21/2016

CITY COUNCIL MEETING: 05/05/2016

ZONE CHANGE: PUBLIC HEARING

Restaurants – Lot 6 – Boulder Creek Crossing

Case No. 2016-ZCA-010

- Request:** Amend the PD-C (Planned Development Commercial) zone on approximately 1.02 acres to develop Lot 6 “Restaurants Building.” This lot is part of the 9 lot commercial subdivision called “Boulder Creek Crossing.”
- Owner:** River Road Investments LLC
- Applicants / Rep.:** Mr. Mike Sheffield and Mr. Steven Sheffield
- Background:** This is a request to review the proposed site plan / landscape plan, elevations, renderings, colors, and materials for the proposed building (*with individual leased spaces / units*) pursuant to Section 10-8-3, 10-8-4, and 10-8-6.
- Area:** Approx. 1.02 acres (Lot 6) of a 10.83 acre 9 lot commercial subdivision.
- Property:** Located on the west side of River Road at approximately 150 feet south of the intersection of 1450 South Street and River Road.
- Zone:** PD-C (Planned Development Commercial)
- General Plan:** COM (Commercial)
- Building:** The building footprint is approximately 122.33 ft wide by 60.67 ft deep. The total building size is 7,267 sq ft.
- Height:** This is a single story building and the maximum height will be less than 35 feet (it appears to be approximately 24 feet high).
- Setbacks:** The required PD-C setbacks are:
F = 25 ft., Street Side = 25 ft., Side = 10 ft., and R = 10 ft.

During site plan review (SPR) the applicant will have to demonstrate that the 25 foot setback will be met.

Parking:

The City of St. George Municipal Code for restaurants requires 10 spaces minimum or 1 space for each 100 square feet of gross floor area (1:100), whichever is greater, plus 1 space for each 100 square feet of outdoor seating.

The proposed restaurant area includes 7,267 sq ft of indoor area, plus approximately 1,200 sq ft of outdoor seating area (300 sq ft in the smallest unit, plus 450 sq ft in the other two units). Based on this design, a minimum of 85 parking spaces are required.

During site plan review (SPR) the applicant will have to demonstrate that the parking is met on site (on Lot 6) per City Ordinance.

All proposed parking space sizes are 9 ft x 18 ft.

Landscaping:

Per Section 10-25-4.B of the City of St. George Municipal Code, a landscape strip outside the public right of way along the front of the public streets, not less than 6 ft. and an average of at least 15 ft. wide shall be landscaped.

Per Section 10-25-4.C of the City of St. George Municipal Code, if a site includes 30 or more spaces at least 5% of the site shall contain interior landscaping.

During site plan review (SPR) the applicant will have to demonstrate that the landscaping is met on site (on Lot 6) per City Ordinance.

Colors and Materials:

The building exterior will have simulated stone wainscot by Coronado products – old world ledge – monarch. There will be an aluminum framed storefront system, an earth tone synthetic stucco building exterior, and metal colored awnings (rust finish, flat black, and sepia). See the materials and color board for further details.

P.C.:

The Planning Commission recommends approval of the zone change amendment to amend the PD-C (Planned Development Commercial) zone on approximately 1.02 acres to develop a restaurant building with associated landscaping and parking as presented and recommends the following conditions and comments:

1. Zoning - Approve the PD-C zone change amendment on 1.04 acres (of a 9 lot commercial subdivision – Boulder Creek Crossing).
2. Uses – It is found that this use is in harmony with the previously approved uses list for ‘Boulder Creek Crossing’ on 10.83 acres (*Case No. 2015-ZC-017 approved by City Council on 8/6/2015*). This list includes ‘restaurants.’
3. Site Plan – The conceptual layout as presented is approved.
4. Colors & Materials – As presented the colors and materials are recommended for approval.
5. Road Improvements – The applicant shall design and install to the satisfaction of the Public Works department the improvements along the project’s frontage on River Road (*including the asphalt structural section, curb, gutter, and sidewalk*).
6. Setbacks – Setbacks shall meet the Zoning Ordinance (*staff will confirm during the SPR process*).
7. Outdoor Dining Canopies – The applicant will have to remove the outside dining canopies as shown on the site plan and elevations. They cannot encroach into the front building setback area. The 4 ft. high courtyard walls shown are permitted. Note that the applicant may install small / limited canopies and other ornamental features attached to the building which project into the yard not more than 4 ft. (Section 10-14-9.A).
8. Impervious Surface – The applicant shall pave as required all surfaces for drive ways and parking.
9. Landscaping – The applicant shall provide landscaping along River Road in compliance with the Landscape Ordinance (10-25).

10. Lighting - Provide a photometric plan with submittal of the SPR and demonstrate that lighting will not exceed 1 ft candle at property line and not exceed 15 ft candle on site. Dark sky style lighting fixtures shall be used to avoid a nuisance as seen from adjacent residential neighborhoods and surrounding community.
11. Final Plat – This project is subject to Final Plat approval and recording. Subject to the satisfaction of the City Attorney's Office.
12. SPR – Upon approval of the zone change, the applicant shall submit an application for a SPR (Site Plan Review) along with the required civil engineering plan set which may include but not be limited to: cover sheet, site plan, grading plan, erosion control plan, utility plan, landscape plan, irrigation plan, and photometric plan.

Narrative

Site Plan Report for Boulder Creek Crossing, Lot 6

Restaurant Site

Building Size: The building footprint is approximately 122.33ft wide by 60.67ft deep. The total building size is 7,267sq ft.

Building Setbacks: The required PD-C setbacks are: front = 25 ft., street side = 25 ft., side = 10 ft., and rear = 10 ft. As seen in the site plan, there is a jog in the property from the original River Road land exchange between Shefco and the City of St. George, which shows a setback on one side of the building to be 21.67 ft, and a setback on the other side of the building to be 44.59 ft. It is our understanding that Shefco is requesting the City to either 1) deed a portion of the right-of-way not being used back to Shefco; or 2) allow for a variance in the setback distance for this lot (and lots to the north) in the subdivision.

Note: Project must meet all City setbacks

The north side building setback is 29 feet from the property line. The south side building setback is 12.83 feet from the property line. The west side of the building setback is greater than 25 feet from the nearest property line or public street.

Parking: The City of St. George Municipal Code for restaurants requires 10 spaces minimum or 1 space for each 100 square feet of gross floor area, whichever is greater, plus 1 space for each 100 square feet of outdoor seating. The proposed restaurant area includes 7,267 sqft of indoor area, plus approximately 1,200 sqft of outdoor seating area (300 sqft in the smallest unit, plus 450 sqft in the other two units). Based on this design, a minimum of 85 parking spaces are required. The total number proposed on the site plan are 88. This includes 36 shared-use spaces that are part of Lot 3. More shared spaces are available in Lot 3 and in other adjacent lots, if needed.

All proposed parking space sizes are 9 ft x 18 ft.

Note: All parking must be on Lot 6

Landscaping: Per Section 10-25-4.B of the City of St. George Municipal Code, a landscape strip outside the public right of way along the front of the public streets, not less than 6 ft. and an average of at least 15 ft. wide shall be landscaped. Landscaping along the River Road frontage does not meet minimum requirements unless the variance or land exchange is granted, as discussed above. If it can be assumed that the unofficial right-of-way is along the back of sidewalk, then the proposed road frontage landscape is as follows:

Minimum width is 16.6 ft. Average width is 16.6 ft. Minimum frontage landscape requirement is 15 ft x 154 ft = 2,310sq ft. Minimum frontage landscape provided is 16.6ft x 154ft = 2,566sq ft.

Per Section 10-25-4.C of the City of St. George Municipal Code, if a site includes 30 or more spaces at least 5% of the site shall contain interior landscaping. Proposed interior landscaping = approximately 4,370sqft, with total Lot 6 area = approximately 44,646sqft, representing 9.8% of the total area of Lot 6 (excluding landscaping in Lot 5 and along River Road frontage). If you add River Road frontage, the total landscape area = approximately 6,936sqft, representing 15.5% of the total area.

Note: Landscaping must meet City Code

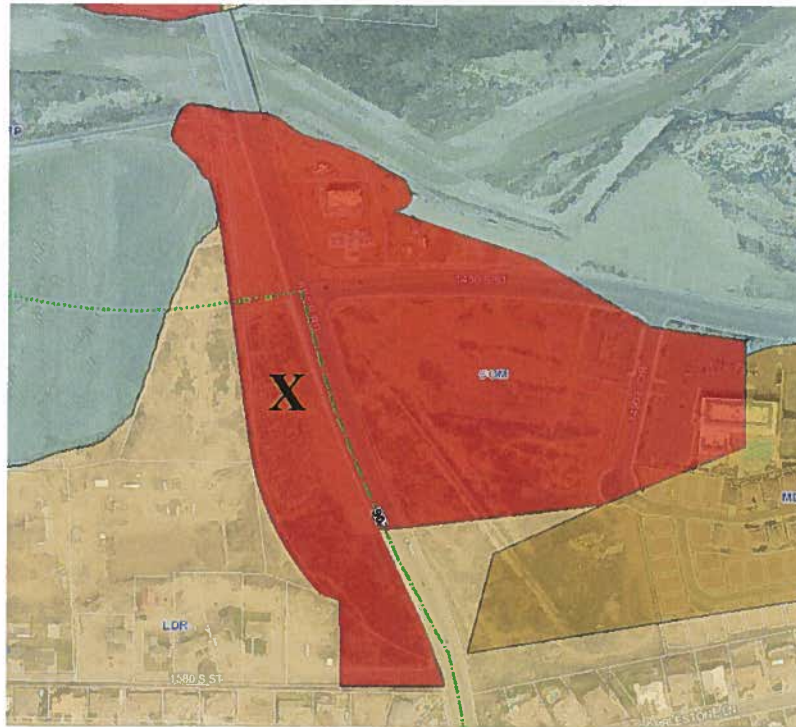
USES

The list of uses for 'Boulder Creek Crossing' on 10.83 acres was previously approved with Case No. 2015-ZC-017 by the City Council on August 6, 2015 and included 'restaurant.'

Aerial



General Plan - COM



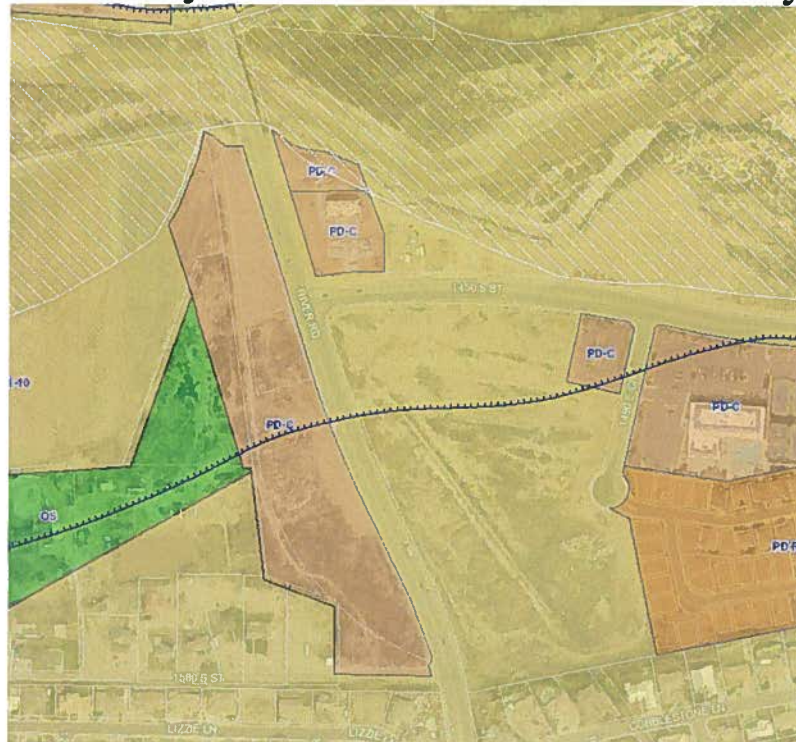
Zoning – PD-C



Floodway



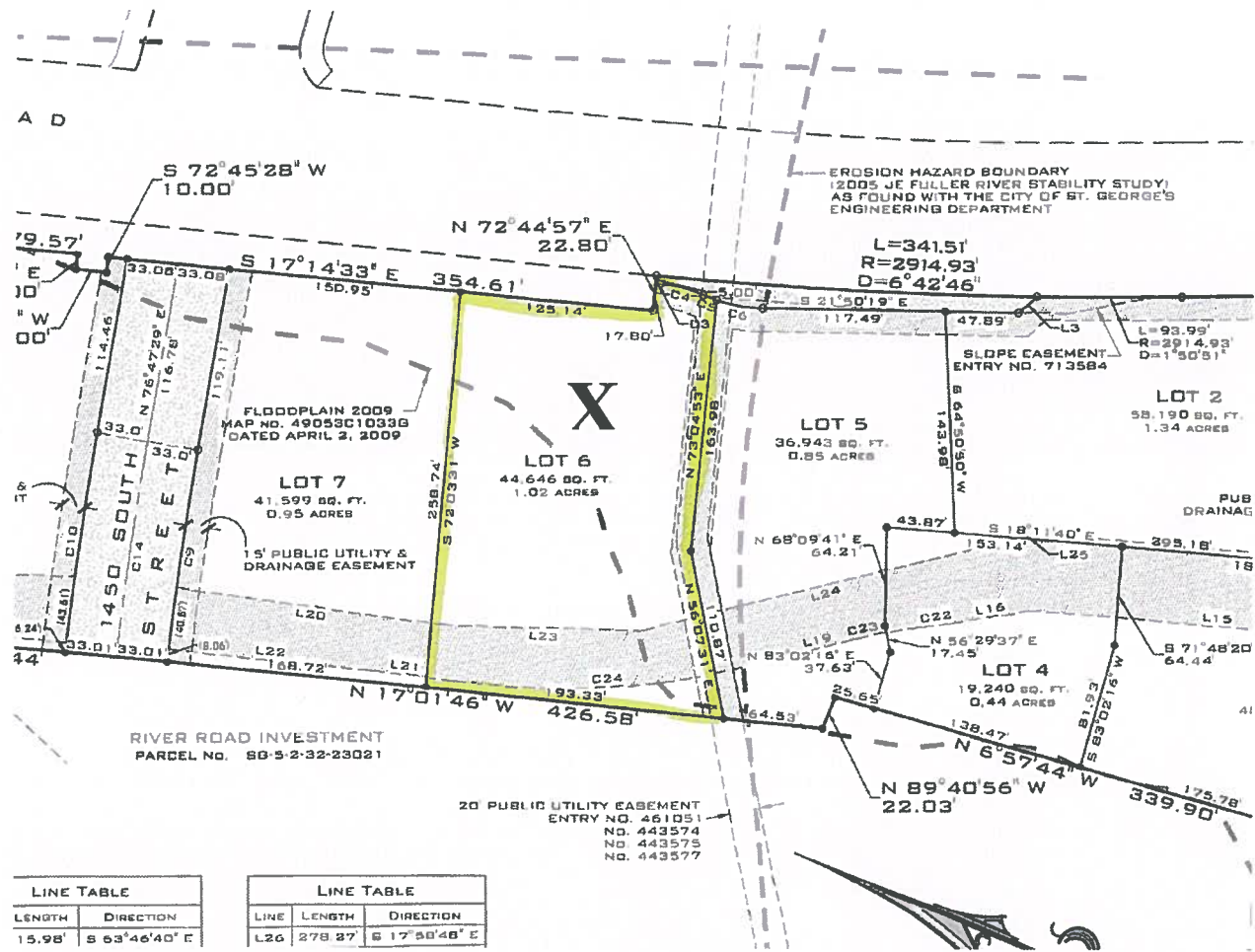
Floodway and Erosion Hazard Boundary



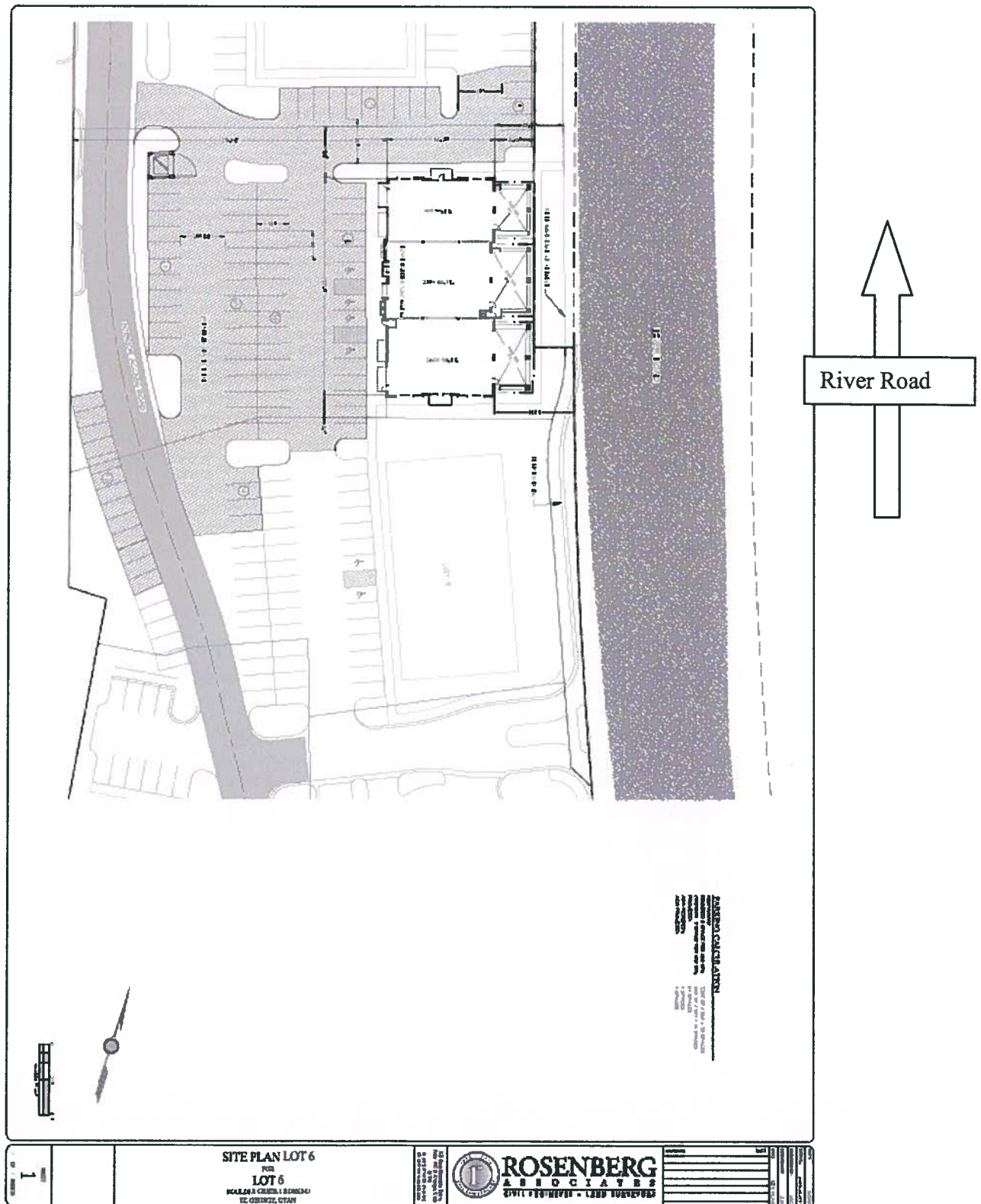
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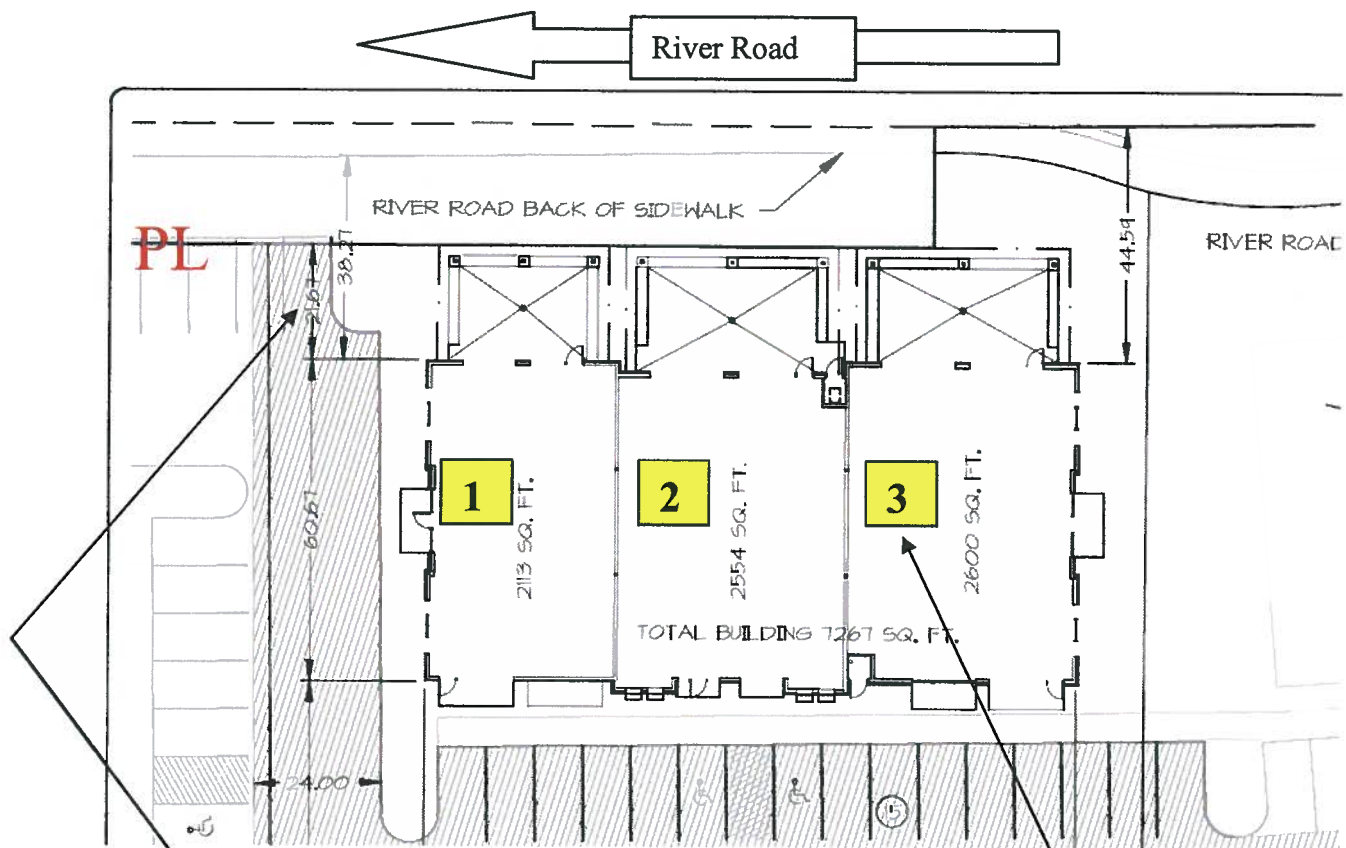
Lot 6 (Final Plat)



Overall Site Plan



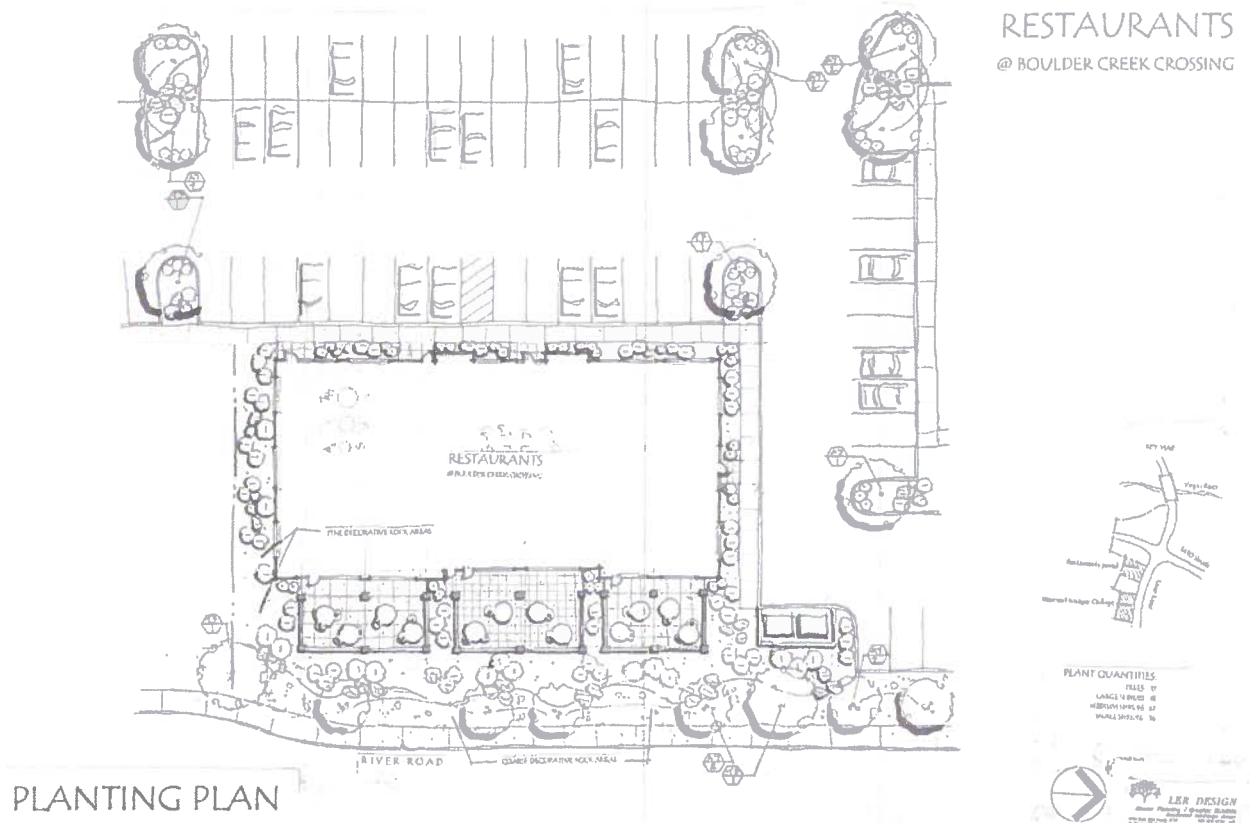
Close-up / Site Plan / Building & outside dining courtyard areas



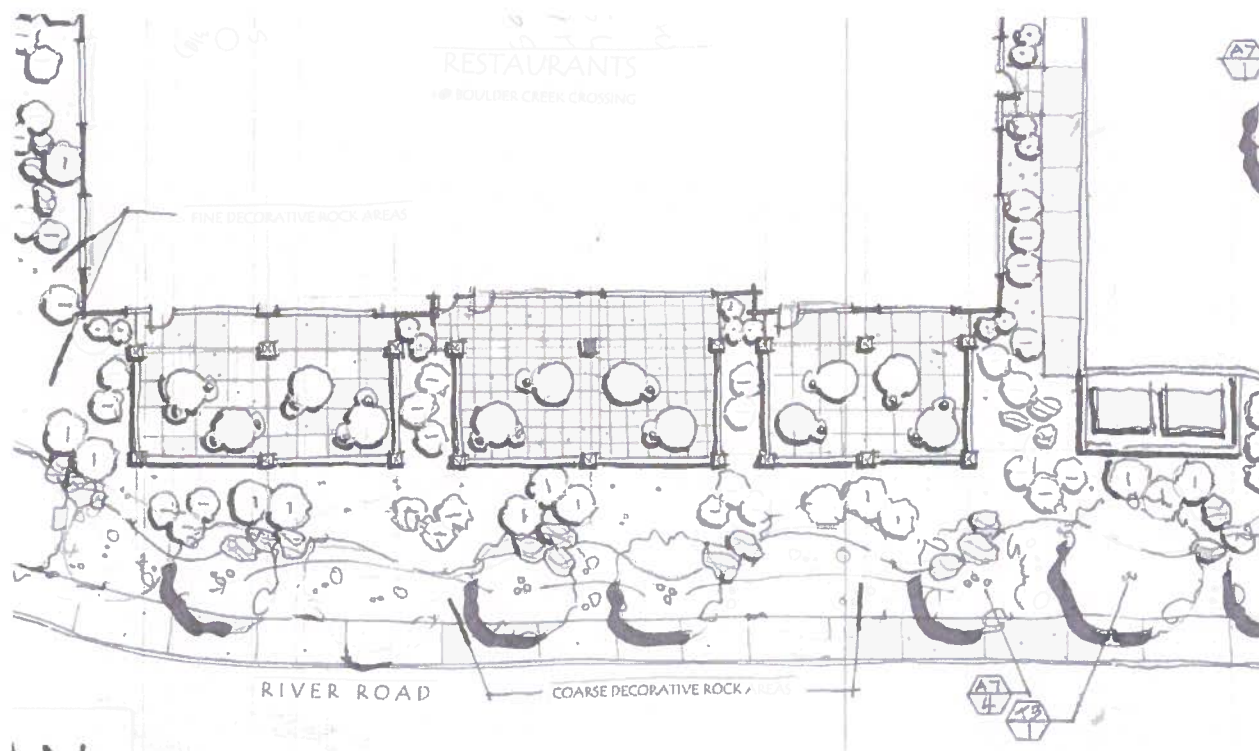
Note: Developer will have to provide a minimum of 25 feet front setback. Shown is 21.67 ft. which will have to be revised. Staff will verify during the SPR process

Note: 3 units shown for restaurant businesses

Overall Conceptual Landscape Plan



Close up - Conceptual Landscape Plan



Elevations



East Elevation

The East elevation is the building as seen from River Road

Note: Outside seating canopies / structures are not permitted (encroaching into setback). The 4 ft. maximum height courtyard is permitted.



West Elevation

The West elevation of the building as seen from the back (facing parking lot)



North Elevation



South Elevation

Application

**PD ZONE CHANGE
PLANNED DEVELOPMENT (PD)
APPLICATION & CHECKLIST**



APPLICATION FOR A ZONE CHANGE AS PROVIDED BY THE
CITY OF ST. GEORGE ZONING ORDINANCE
CITY OF ST. GEORGE, UTAH

I. PROPERTY OWNER(S)/APPLICANT & PROPERTY INFORMATION

LEGAL OWNER(S) OF SUBJECT PROPERTY: RIVER ROAD TRACTMENT, LLC

MAILING ADDRESS: PO Box 911955 St. George, UT 84791

PHONE: 435-633-0700

APPLICANT: Mike Sheffield
(If different than owner)

MAILING ADDRESS: "

PHONE: 435-712-1115 FAX: _____

EMAIL ADDRESS(ES): _____

CONTACT PERSON / REPRESENTATIVE: _____

(i.e. Developer, Civil Engineer, Architect; if different than owner)

MAILING ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

EMAIL ADDRESS(ES): _____

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property and the surrounding areas.) Include a colored site plan and colored landscape plan, and colored elevation drawings (all four sides) suitable for presentations in public meetings.

The Zone Change becomes effective on the hearing date if approved by the City Council. A PD (Planned Development Residential) Zone is approved for a period of 18 months only unless building permits have been issued and the project commenced prior to 18 months from the above hearing date.

OFFICE STAFF USE ONLY

CASE #: 20 -ZC- FILING DATE: _____ RECEIVED BY: _____ RECEIPT #: _____

*FEE: \$500 (Filing fee and 1" acre) + \$50.00 per ac for 2-100 ac and \$25 per ac 101-500 and \$10.00 per ac 501-plus

II. ADDITIONAL INFORMATION

Provide the following information: (Attach additional sheets if necessary)

1. What is the present zoning on the property? PD Gen
2. What zone or zones are requested by this application? PD Gen
3. Is the zone change in harmony with the present City General Plan? Yes X No _____
4. If no, what does the City General Plan propose for the subject property?
(If the application is not in harmony with the City General Plan, a General Plan Amendment hearing will be required prior to the zone change request. General Plan Amendment hearings are held four (4) times per year in January, April, July, and October. A General Plan Amendment application can be obtained from the Community Development Department or online at <http://www.sgcity.org/commdev/forms.php>)
5. Total acreage of proposed zone change: ~~1.02~~ 1.02
6. Are there deed restrictions against the property that might affect the requested zone change?
Yes _____ No X
A copy of the deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the request zone change.
7. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?
Yes X No Previously Submitted
IF YES, submit the Traffic Impact Study with the application for review by Traffic Engineering.
IF NO, a Traffic Impact Study will be required (if determined necessary at Planning Staff Review) to be submitted with the application and reviewed prior to approval by the City Council.
8. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change parcel? Yes X No _____
Please describe the projected demand for utility services: _____

III. SUBMISSION CHECKLIST FOR PD (PLANNED DEVELOPMENT) ZONE

(A COMPLETE ZONE CHANGE APPLICATION MUST BE SUBMITTED A **MINIMUM OF 3 WEEKS** PRIOR TO THE NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING)

Development/Project Name BONDER CREEK CASSIN - Lot 6
(Project name must be previously approved by the Washington County Recorder & City Planning Department)
Developer/Property Owner RIVER ROAD INVESTMENTS LLC Phone No. _____
Contact Person/Representative Steve or Mike SHEFFIELD Phone No. _____
Licensed Surveyor ROSEMARY ASSOCIATES Phone No. _____

PD ZONE CHANGE PROCEDURE

Step #1 Meet with Planning Staff Review (PSR) – Meets every Tuesday at 8:30 a.m. Call Community Development at 627-4206 to be scheduled for this meeting.

Note: Call at least one day in advance to schedule.

Step #2 Document Submission Checklist*

Legal Description Documents:

Submit the following documents: (These documents must be prepared by a licensed surveyor)

- ☐ 1. Described bearings on all documents must be rotated to HCN;
- ☐ 2. Legal description prepared on 8-1/2" x 11" sheet and signed by a licensed Surveyor;
- ☐ 3. Minimum size 8-1/2" x 11" graphical representation of Survey Boundary;
- ☐ 4. Legal description and Surveyed Site Plan (Record of Survey) drawing in DWG format on a CD for the GIS Department;
- ☐ 5. 24"x36" Surveyed Site Plan (Record of Survey) drawing sheet(s) for meeting exhibit

Other Submission Documents:

- ☐ 6. This Zone Change application form completed and signed;
- ☐ 7. Appropriate** Filing Fee: \$500 (filing fee and 1" acre) + \$50.00 per acre for 2-100 acre and \$15 per acre 101-500 and \$10.00 per acre 501-plus
- ☐ 8. County ownership plat with boundary of zone change outlined;
- ☐ 9. List of property owners within 500' and two sets of mailing labels;
- ☐ 10. Colored Site Plan & Landscape Plan – minimum size 24" x 36";
- ☐ 11. Building elevation(s) – Colored renderings, all four building sides;
- ☐ 12. Board mounted materials and color samples (i.e. roof tile samples, stucco samples, stone samples, and paint color swatches, etc.);
- ☐ 13. For buildings over 35' ft in height also provide a colored photo simulation;

- ☐ 14. 8-1/2" x 11" reduction of the site plan, landscape plan, and building elevations;
- ☐ 15. Written text (as outlined in Zoning Ordinance Chapter 8, Section 10-3-4);
- ☐ 16. CD with the above images in JPEG, BMP or TIFF format and the written text in PDF format

*Note: This application will be considered incomplete without the above documents

**Note: There is NO FEE for acreage rezoned to Open Space

Step #3 Planning Commission and City Council Hearings

Planning Commission usually meets the 2nd and 4th Tuesday of the month at 5:00 p.m. All applications, the legal description and surveyed site plan drawing (Record of Survey) must be complete and submitted at least 3 weeks prior to the meeting. Incomplete or inaccurate applications will not be accepted or scheduled. City Council sets a public hearing date after a recommendation for approval from the Planning Commission, and then there is a 14-day advertising period prior to the public hearing.

Hearing Dates:

Planning Commission _____
City Council Set Date _____
City Council Hearing Date _____
Council Action _____

Filing Fee: \$500 (filing fee and 1st acre) + \$50.00 per acre for 2-100 acre and \$25 per acre 101-500 and \$10.00 per acre 501-plus - NO FEE for acreage rezoned to Open Space

IV. COMMENTS

1. Please be aware that, if determined necessary by City staff, Planning Commission and the St. George City Council, additional information and/or special studies may be required to review the project. These may include, but not be limited to: Additional Color Renderings, Photo simulations, Computer fly-bys, Site Section Cuts, Color 'Bird's Eye' renderings, and additional color swatches and building materials.
2. Until the following information is submitted, your application will be considered incomplete.
3. Required site improvements such as pavement for parking areas, curb and gutter, private storm drain facilities, and all other improvements required under City Ordinance shall

the issuance of a certificate of occupancy or approval for permanent electric power service. In the event such improvements cannot be completed prior to receiving permanent or a certificate due to weather conditions or other unusual circumstances, a financial guarantee in the form of a cashiers check, bond, escrow, or other financial guarantee acceptable to the City attorney shall be provided to the City guaranteeing that such improvements will be fully completed within ninety (90) days of the issuance of permanent power and/or a certificate of occupancy.

V. APPLICANT AGREEMENT

We the undersigned applicant(s) River Road Improvements LLC
(is/are) the owner(s) _____
or (agent) of the following legally described property and request the zone change as described above.
(Exact legal description and surveyed site plan (Record of Survey) drawing prepared and stamped by licensed surveyor, and/or property ownership plat must accompany application and must be attached hereto along with the legal description and the surveyed site plan (Record of Survey) drawing in DWG format on CD.) The legal description, if separated from the surveyed site plan (Record of Survey) drawing, must be stamped, signed, and dated, and have a firm name or surveyor's name address and phone number. Note: Surveyed Site Plan (Record of Survey) drawing and legal description shall comply with the pertinent subdivision Final Plat Checklist requirements.

Signature _____

Address _____

Signature _____

Address _____

Signature _____

Address _____

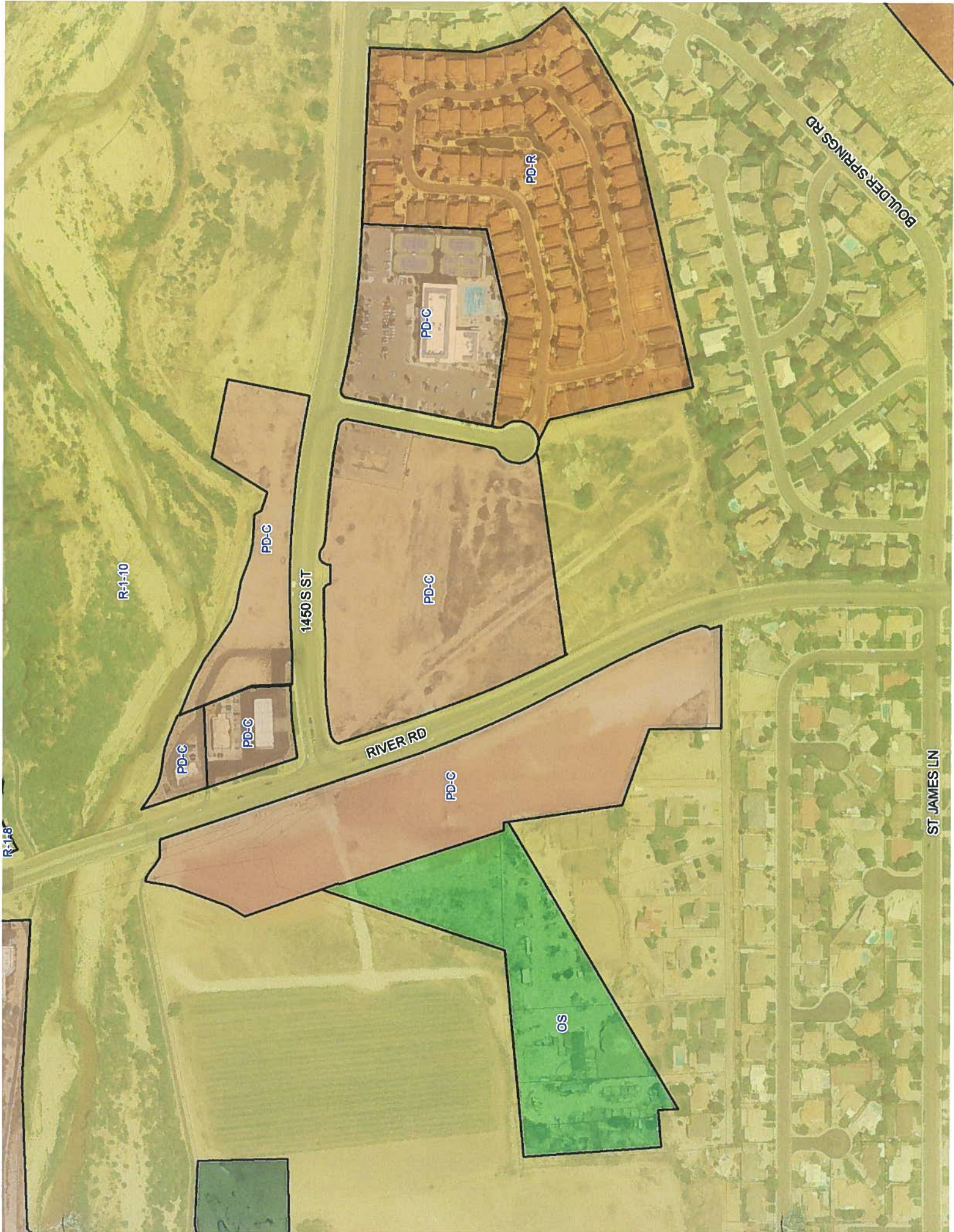
Signature _____

Address _____

Signature _____

Address _____

Attach additional sheets if necessary for additional owners.



R-1-10

PD-C

1450 S ST

PD-C

RIVER RD

PD-C

PD-C

PD-C

OS

PD-R

PD-C

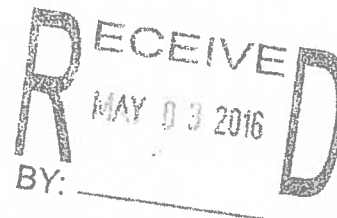
BOULDER SPRINGS RD

ST JAMES LN

R-1-8

4/26/2016

84790



Community Development Department
City of St George
175 E 200 N
St George, UT 84770

Dear Sir,

I would oppose any change from **commercial** zoning for Boulder Springs Commons and Boulder Springs Crossing. I believe that a grocery store, some restaurants and other family oriented businesses would be a welcome boon to the area and be in the best interest of nearby residents as well as St. George in general.

St. George is growing and both current and future needs can best be addressed by allowing the previously planned grocery anchored retail, restaurants and other family businesses into the area. The level of growth and vibrancy will be easily settled by market forces, allowing growth at the most optimal rate for that area within St. George.

I hope that in the near future I will be able to shop at both Boulder Springs Commons and Boulder Springs Crossing and hopefully enjoy a few great lunches and dinners at some nice and nearby restaurants.

Thank you.

Very Truly Yours,

A handwritten signature in black ink, appearing to be "Ron Olive". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ron Olive

Christina Fernandez

3 D

From: [REDACTED]
Sent: Tuesday, May 03, 2016 3:09 PM
To: Gary Esplin; Marc Mortensen; Shawn Guzman; Jon Pike; Christina Fernandez; Bette Arial; Michele Randall; Jimmie Hughes; Ed Baca; Joe Bowcutt; WebmasterGroup
Subject: Citizen Message from Scott Messel - www.sgcity.org

Message from Scott Messel [REDACTED]

Phone: [REDACTED]

Citizen Message:

I am unable to make it to the Council Meeting; but wanted to shared some of my concerns with the Boulder Creek Development. Many of the issues I have with the development are site design and layout issues. I understand that many of the patrons to the future businesses in this development and the development across River Road to the east will be traveling by car; but there is no planning for additional modes of transportation. This development is adjacent to the Virgin River, and the extensive trail system that we are lucky to have in the St. George area, residential neighborhoods and existing businesses such as Summit. Those great amenities are being ignored. At any time, on any given day, the trails and sidewalks in the area are full of cyclist, runners and walkers of all ages. As commercial projects like Boulder Creek are developed, attention is paid to vehicular circulation into and throughout the development; but the ball is often dropped on pedestrian circulation. So many c

ommercial developments have sidewalks to nowhere. There are sidewalks along the perimeter of the development, and sidewalks at the front door to each business within the development; but there is no connectivity. The perimeter sidewalks end at the vehicular drive approaches. So the family out for a walk or bike ride on the trail, who wants to get a drink or ice cream at one of the possible shops in the development is forced to enter the development in the vehicular drive approach where cars will be entering and exiting River Road. Not very pedestrian friendly. Auto pedestrian conflict cannot be completely avoided with a development like this; but it can and should be limited. Pedestrian/casual bike riders should be able to enter the development on designated paths or sidewalks. Each of the pads are being reviewed and approved separately without much thought to the symbiotic relationship between businesses within the development and the surrounding area. I imagine the students at the Steven Henager College building may want to grab a bite to eat. If they are not leaving the Boulder Creek development; can the students walk to the restaurant on a sidewalk, or do they have to wander through the parking lot dodging cars. It has been mentioned that the development could have a family fun center. If one is built, make it easy for patrons to walk to the eating establishment, ice cream parlor or smoothie shop within the development. Install bike racks in the development. It is unfortunate that there are so many examples of missed opportunities and poorly designed developments in the state; but I hope this commercial development is not one of them. Thank you for your service to our community

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE BOULDER CREEK CROSSING NINE (9) LOT PLANNED DEVELOPMENT COMMERCIAL (PD-C) SUBDIVISION ON 10.83 ACRES, BY AMENDING LOT 6 LOCATED ON 1.02 ACRES, TO ALLOW SITE DEVELOPMENT OF A RESTAURANT BUILDING WHICH INCLUDES SITE REVIEW, BUILDING DESIGN, LANDSCAPING, AND PARKING

(Boulder Creek Crossing, and Lot 6, Restaurant Building)

WHEREAS, the property owner has requested a zone change amendment to the Boulder Creek Crossing Planned Development Commercial (PD-C) subdivision on 10.83 acres, and specifically to approve Lot 6 on 1.02 acres to allow development of a restaurant building which includes site review, building design, landscaping, and parking; and

WHEREAS, City Council held a public hearing on this request on May 5, 2016; and

WHEREAS, Planning Commission held a public hearing on April 12, 2016; and

WHEREAS, City Council has determined that the requested zone change amendment is justified at this time, and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this ordinance is hereby repealed.

Section 2. Enactment. The Boulder Creek Crossing Planned Development Commercial (PD-C) subdivision is hereby amended, specifically to approve Lot 6 on 1.02 acres to allow development of a restaurant building, which includes site review, building design, landscaping, and parking, which Lot is located on the west side of River Road in the vicinity of 1450 South Street, specifically described on the attached property descriptions, Exhibits "A," "B," and "C." The project must comply with all conditions, requirements, and restrictions as approved by City Council.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately on the date executed below, and as required by law.

APPROVED AND ADOPTED by the City Council of the City of St. George, this 5th day of May 2016.

ATTEST:

Jonathan T. Pike, Mayor

Christina Fernandez, City Recorder

Exhibit "A"



Zone Change – Proposed Lot 6 Boulder Creek Crossing – Phase 1 February 25, 2016

All of Lot 6, of the proposed Boulder Creek Crossing Subdivision, more particularly described as follows:

Beginning at a point being South $00^{\circ}32'03''$ West 4,559.45 feet along and beyond the section line and West 1,650.50 feet from the Northwest Corner of Section 33, Township 42 South, Range 15 West, Salt Lake Base & Meridian, and running;

thence South $73^{\circ}04'53''$ West 163.98 feet;

thence South $56^{\circ}07'31''$ West 110.87 feet;

thence North $17^{\circ}01'46''$ West 193.33 feet;

thence North $72^{\circ}03'31''$ East 258.74 feet;

thence South $17^{\circ}14'32''$ East 125.14 feet;

thence North $72^{\circ}44'57''$ East 17.80 feet;

thence southerly 3.43 feet along an arc of a 2,919.93 foot radius curve to the left (center bears North $72^{\circ}45'24''$ East, long chord bears South $17^{\circ}16'37''$ East 3.43 feet with a central angle of $00^{\circ}04'02''$);

thence southerly 28.94 feet along an arc of a 90.00 foot radius curve to the right (center bears South $72^{\circ}41'22''$ West, long chord bears South $08^{\circ}05'59''$ East 28.81 feet with a central angle of $18^{\circ}25'19''$);

thence southerly 9.00 feet along an arc of a 100.00 foot radius curve to the left (center bears South $88^{\circ}53'19''$ East, long chord bears South $01^{\circ}28'03''$ East 9.00 feet with a central angle of $05^{\circ}09'28''$) to the Point of Beginning.

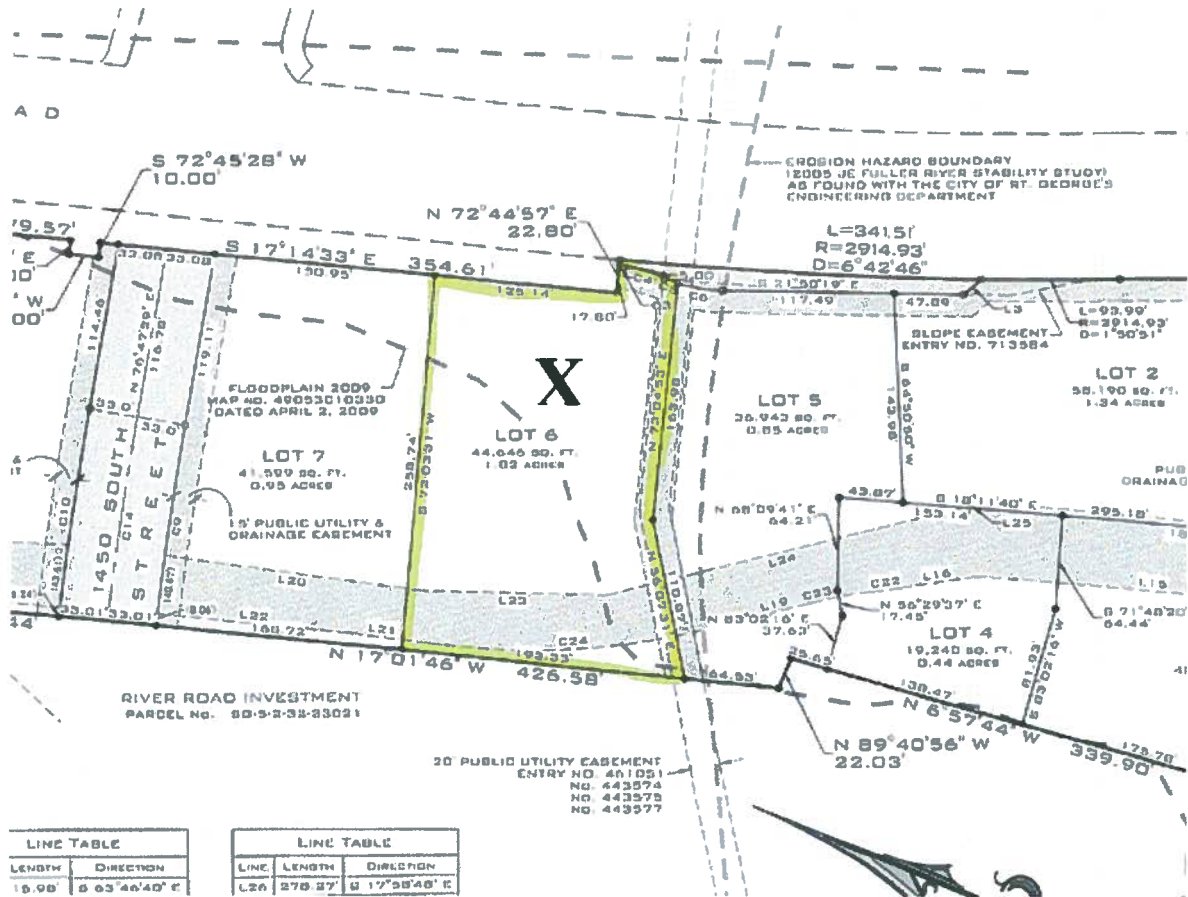
Containing 44,646 square feet or 1.02 acres.



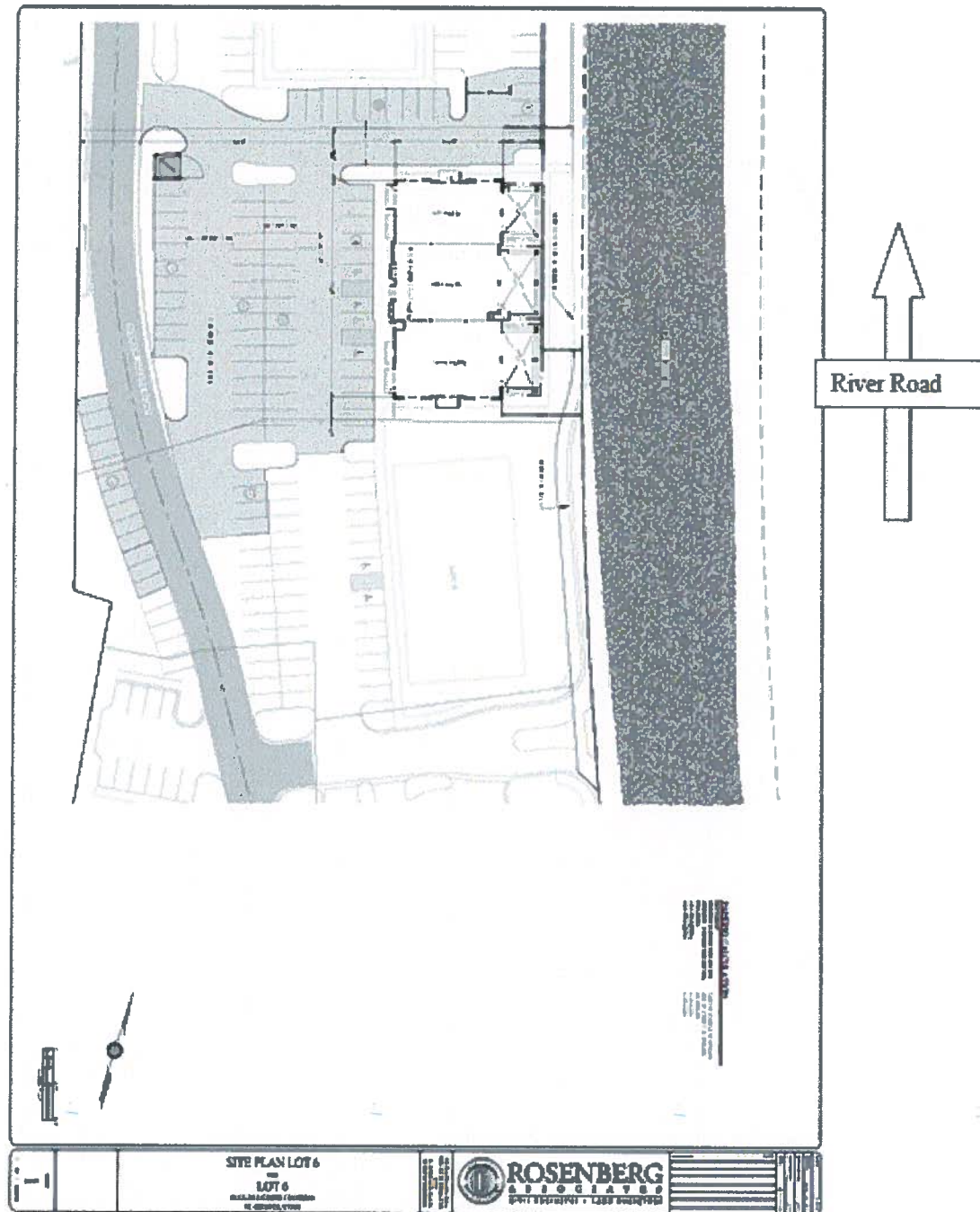
February 25, 2016

Exhibit "B"

Lot 6 (Final Plat)



Overall Site Plan



DRAFTAgenda Item Number : **3E**

Request For Council Action

Date Submitted 2016-04-25 12:03:49**Applicant** Development Solutions Group**Quick Title** Public Hearing, Zone Change, and Ord From A-1 to R-1-12

Subject Consider a zone change for 106.478 acres from A-1 (Agricultural) to R-1-12 (Single Family Residential 12,000 sq. ft. minimum lot size). The property is generally located at the southwest corner of the intersection of Seegmiller Drive and 3000 East Street and are located in the W ½ Sec. 10, T43S, R15W, SLB&M. The project is called "Seegmiller Property." The owner is Seegmiller Family Limited Partnership and the representative is Development Solutions. Case No. 2016-ZC-016

Discussion The applicant's original request was for two separate zoning districts on the site. The applicant was proposing R-1-12 along the existing A-1 on the south and RE-12.5 to the west. The remaining property was proposed to be R-1-10. After concerns were expressed from the public and Planning Commission, the applicant chose to modify the request. The modification was to extend the R-1-12 over the entire site. Planning Commission recommended approval.

Cost \$0.00**City Manager
Recommendation****Action Taken****Requested by** John Willis**File Attachments****Approved by Legal
Department?****Approved in Budget? Amount:****Additional Comments**

Zone Change

PLANNING COMMISSION AGENDA REPORT: 04/12/2016
CITY COUNCIL AGENDA: 05/05/2015

ZONE CHANGE

Seegmiller Property
Case No. 2016-ZC-016

Request:

Consider a zone change for 106.478 acres from A-1 (Agricultural) to R-1-12 (Single Family Residential 12,000 sq. ft. minimum lot size).

Owner:

Seegmiller Family Limited Partnership

Applicant:

Development Solutions Group, Inc

Location:

Property is generally located at the southwest corner of the intersection of Seegmiller Drive and 3000 East Street and are located in the W ½ Sec. 10, T43S, R15W, SLB&M

Acreage:

106.478 acres

Existing Zoning:

A-1 (Agriculture)

General Plan:

LDR (Low Density Residential) and EQ Buffer.

Adjacent zones:

North = A-1 and RE-20
South = A-1, RE-20, and R-1-12
West = RE-12.5
East = A-1 and R-1-10

Zoning Request:

The applicant is requesting R-1-12 on the entire site.

EQ Buffer:

On a portion of the southern property is the equestrian buffer. The Little Valley Master Plan provides two options to address the buffer. The area may be developed with a density of no more than 1.25 du/ac or an additional setback for structures. A minimum of 100' separation is recommended between structures. For other projects, the city has addressed the requirement by either providing a less dense zoning classifications and/or 100' buffer during the subdivision process. The applicant is requesting to address during the subdivision process.

Planning Commission

The applicant's original request was for two separate zoning districts on the site, in order to address the existing zoning in the area. The applicant was proposing R-1-12 along the existing A-1 on the south and RE-12.5 to the west. The remaining property was proposed to be R-1-10. After concerns were expressed from the public and Planning Commission, the applicant chose to modify the request. The modification was to extend the R-1-12 over the entire site. Planning Commission recommended approval.

Options:

The City Council has several options:

1. Deny the zone change
2. Approve the zone change as presented
3. Table the zone change to allow for any additional information to be provided as determined.

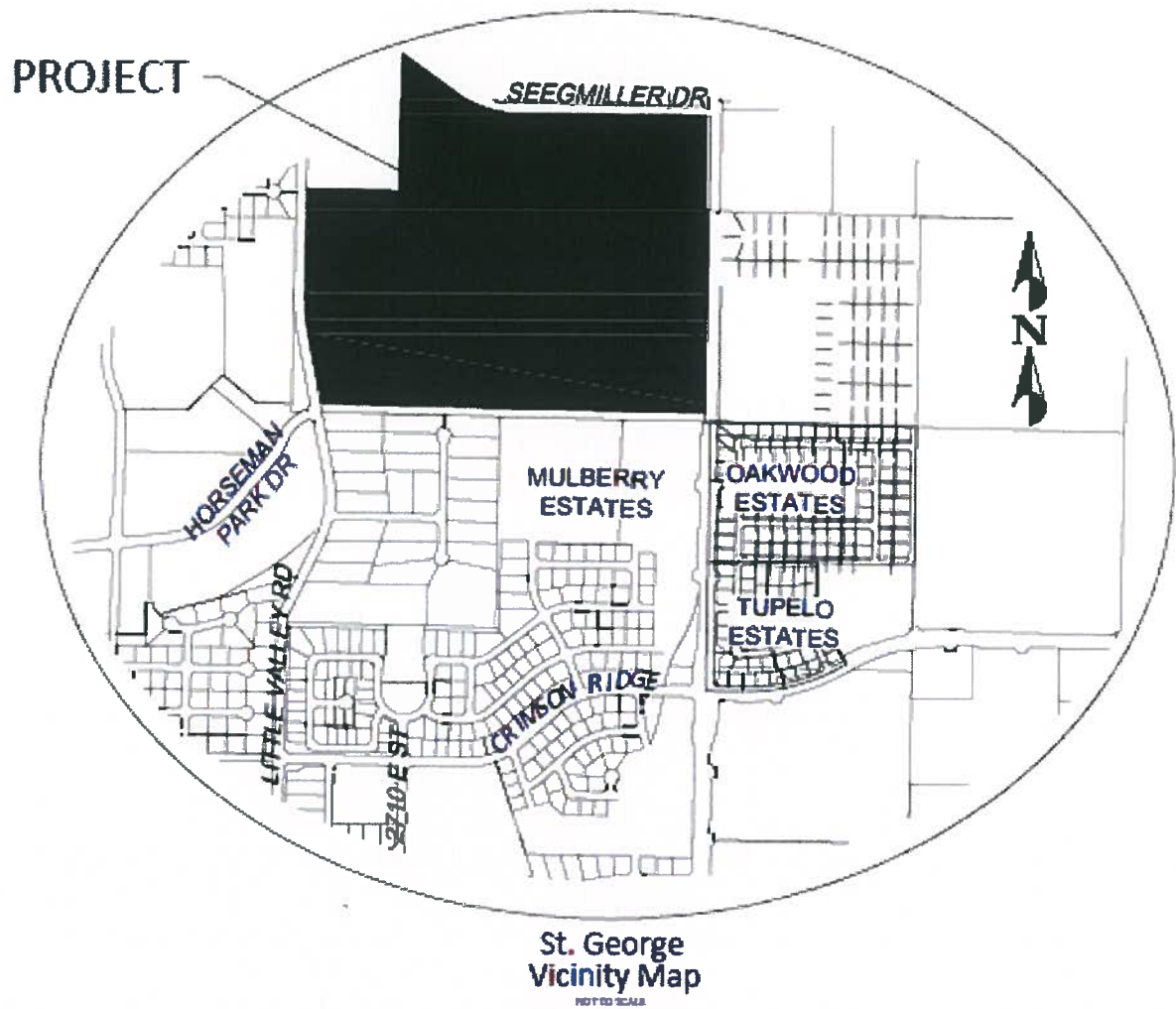
EXAMPLE

Motion to Approve:

Note that any motion to approve this zone change would need to include:

The City Council approves the rezone of 106.478 acres from A-1 (Agricultural) to R-1-12 (Single Family Residential 12,000 sq. ft. minimum lot size).

Vicinity Map



Application

**ZONE CHANGE
ALL ZONES (EXCEPT PD)
APPLICATION & CHECKLIST**



**APPLICATION FOR A ZONE CHANGE EXCEPT PD (PLANNED DEVELOPMENT)
AS PROVIDED BY THE CITY OF ST. GEORGE ZONING ORDINANCE
CITY OF ST. GEORGE, UTAH**

I. PROPERTY OWNER(S) / APPLICANT & PROPERTY INFORMATION

LEGAL OWNER(S) OF SUBJECT PROPERTY: SEEGMILLER FAMILY LIMITED PARTNERSHIP

MAILING ADDRESS: 11470 CATON COURT, SANDY, UTAH 84092

PHONE: (435) 628-2121

CELL: _____

FAX: _____

APPLICANT: DEVELOPMENT SOLUTIONS GROUP, INC.

(If different than owner)

MAILING ADDRESS: 120 EAST ST. GEORGE BLVD, SUITE 300 ST. GEORGE, UTAH 84770

PHONE: (435) 628-2121

CELL: _____

FAX: _____

EMAIL ADDRESS(ES): brad@developmentsolutions.co

CONTACT PERSON / REPRESENTATIVE: BRAD PETERSEN

(i.e. Developer, Civil Engineer, Architect; if different than owner)

MAILING ADDRESS: _____

PHONE: _____

CELL: _____

FAX: _____

EMAIL ADDRESS(ES): _____

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plan showing the subject property and the surrounding areas.) Include a site plan suitable for presentations in public meetings.

PROPERTY LOCATED AT APPROX. 2800 SOUTH 2850 EAST, ST. GEORGE, UTAH

The Zone Change becomes effective on the hearing date if approved by the City Council.

*NOTE: NO FEE FOR ACREAGE (10 ACRES OR MORE) REZONED TO OPEN SPACE.

OFFICE STAFF USE ONLY

CASE #: 2016-ZC-016 FILING DATE: 2/22/16 RECEIVED BY: [Signature] RECEIPT #: _____

*FEE: \$500 (Filing fee and 1" acre) + \$50.00 per ac for 2-100 ac and \$25 per ac 101-500 and \$10.00 per ac 501-plus

106: 478

1 x 500 = 500

99 x 50 = 4950

4478 x 25 = 111,950

5012

II. ADDITIONAL INFORMATION

Provide the following information: (Attach additional sheets if necessary)

1. What is the present zoning on the property? A-1
2. What zone or zones are requested by this application? R-1-10 and R-1-12
3. Is the zone change in harmony with the present City General Plan? Yes ☒ No ☐
4. If no, what does the City General Plan propose for the subject property?
(If the application is not in harmony with the City General Plan, a General Plan Amendment hearing will be required prior to the zone change request. General Plan Amendment hearings are held **four (4) times per year** in January, April, July, and October. A General Plan Amendment application can be obtained from the Community Development Department or online at <http://www.sgcity.org/commdev/forms.php>)
5. Total acreage of proposed zone change: 106.478 ac.
6. Are there deed restrictions against the property that might affect the requested zone change?
Yes ☐ No ☒
A copy of the deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the request zone change.
7. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?
Yes ☒ No ☐
IF YES, submit the Traffic Impact Study with the application for review by Traffic Engineering.
IF NO, a Traffic Impact Study will be required (if determined necessary at Planning Staff Review) to be submitted with the application and reviewed prior to approval by the City Council.
8. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change parcel? Yes ☒ No ☐
Please describe the projected demand for utility services: Typical demand for a residential subdivision

III. SUBMISSION CHECKLIST FOR ZONE CHANGE

(A COMPLETE ZONE CHANGE APPLICATION MUST BE SUBMITTED A MINIMUM OF 3 WEEKS PRIOR TO THE NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING)

Development/Project Name Seegmiller Property
 (Project name must be previously approved by the Washington County Recorder & City Planning Department)
 Developer/Property Owner Development Solutions Group, Inc. Phone No. (435) 628-2121
 Contact Person/Representative Brad Petersen Phone No. (435) 628-2121
 Licensed Surveyor D. Bradford Petersen P.L.S. Phone No. (435) 628-2121

ZONE CHANGE PROCEDURE

Step #1 Meet with Planning Staff Review (PSR) – Meets every Tuesday at 8:30 a.m. Call Community Development at 627-4206 to be scheduled for this meeting.

Note: Call at least one day in advance to schedule.

Step #2 Legal Description & Submission Documents*

Submit the following legal description documents:

1. Bearings must be rotated to **JICN**;
2. Legal description prepared on 8-1/2" x 11" sheet and signed by a licensed Surveyor;
3. Minimum size 8-1/2" x 11" copy of Survey Boundary;
4. Legal description and Surveyed Site Plan (Record of Survey) drawing in DWG format on CD for GIS Department;
5. 24"x36" Surveyed Site Plan (Record of Survey) drawing sheet(s) for meeting exhibit

Document Submission Checklist*

- ☒ This Zone Change application form completed and signed;
- ☒ Appropriate** Filing Fee: \$900 (filing fee and 1" acre) + \$50.00 per acre for 2-100 acre and \$25 per acre 101-500 and \$10.00 per acre 501-plus
**NO FEE FOR ACREAGE (10+ acres) REZONED TO OPEN SPACE
- ☒ County ownership plat with boundary of zone change outlined;
- ☒ List of property owners within 500' and **two sets** of mailing labels;
- ☒ Site Plan – minimum size 24" x 36" (Arch D). Colored site plans are preferred;
- ☒ 8-1/2" x 11" reduction of the site plan;
- ☒ CD with the above images in JPEG, BMP, TIFF or PDF format.

*Note: This application will be considered incomplete without the above documents

Step #3 Planning Commission and City Council Hearings

Planning Commission usually meets the 2nd and 4th Tuesday of the month at 5:00 p.m. All applications, the legal description and surveyed site plan drawing (Record of Survey) must be complete and submitted at least 3 weeks prior to the meeting. Incomplete or inaccurate applications will not be accepted or scheduled. City Council sets a public hearing date after a recommendation for approval from the Planning Commission, and then there is a 14-day advertising period prior to the public hearing.

Hearing Dates:

Planning Commission _____
 City Council Set Date _____
 City Council Hearing Date _____
 Council Action _____

***NOTE: NO FEE FOR ACREAGE (10+ ACRES) REZONED TO OPEN SPACE.**

Filing Fee: \$500 (filing fee and 1st acre) + \$50.00 per acre for 2-100 acre and \$25 per acre 101-500 and \$10.00 per acre 501-plus

IV. APPLICANT AGREEMENT

We the undersigned applicant(s) Development Solutions Group, Inc.

(is)(are) the owner(s) agent(s)

or (agent) of the following legally described property and request the zone change as described above. (Exact legal description and surveyed site plan (Record of Survey) drawing prepared and stamped by licensed surveyor, and/or property ownership plat must accompany application and must be attached hereto along with the legal description and the surveyed site plan (Record of Survey) drawing in DWG format on CD.) The legal description, if separated from the surveyed site plan (Record of Survey) drawing, must be stamped, signed, and dated, and have a firm name or surveyor's name address and phone number. Note: Surveyed Site Plan (Record of Survey) drawing and legal description shall comply with the pertinent subdivision Final Plat Checklist requirements.

Signature

120 E. St. George Blvd., #300, St. George, UT 84790

Address

Signature

Address

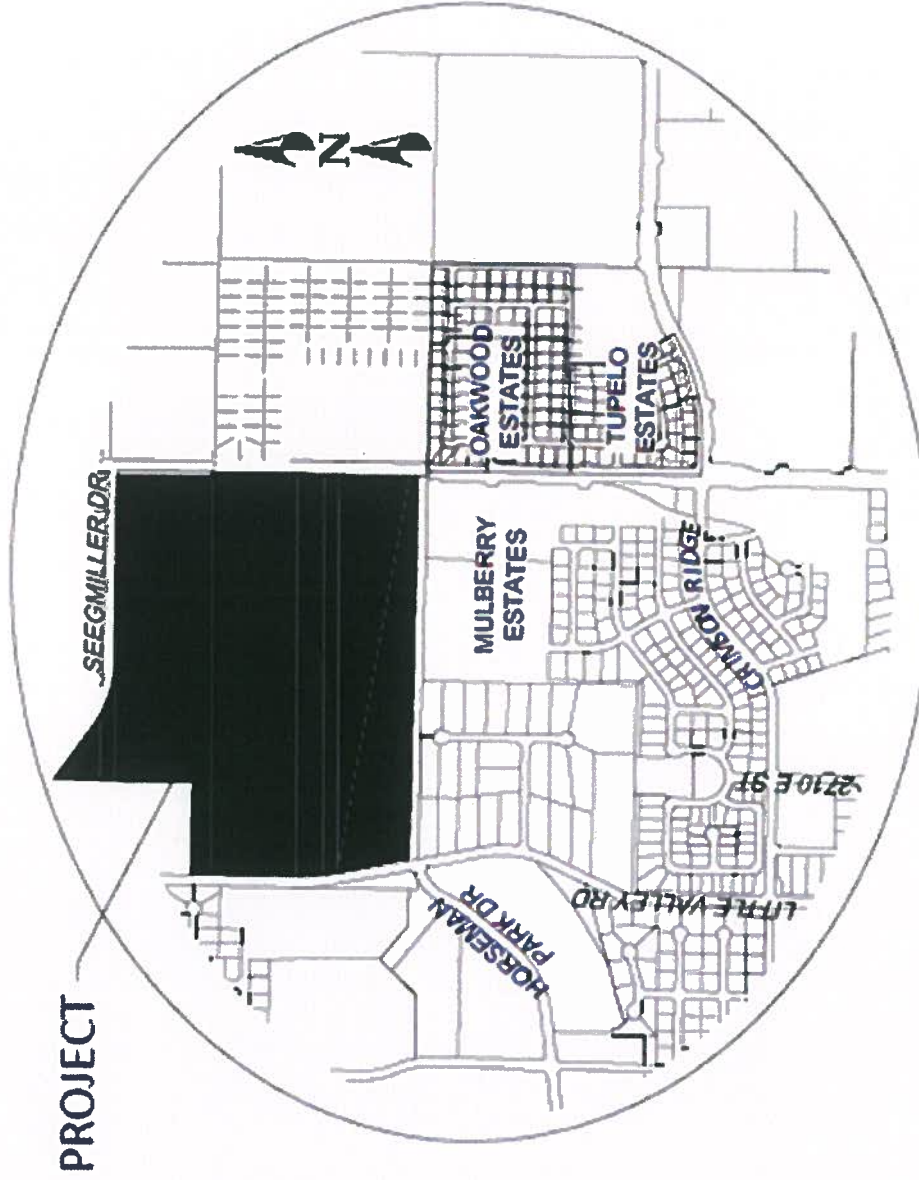
Signature

Address

Attach additional sheets if necessary for additional owners.

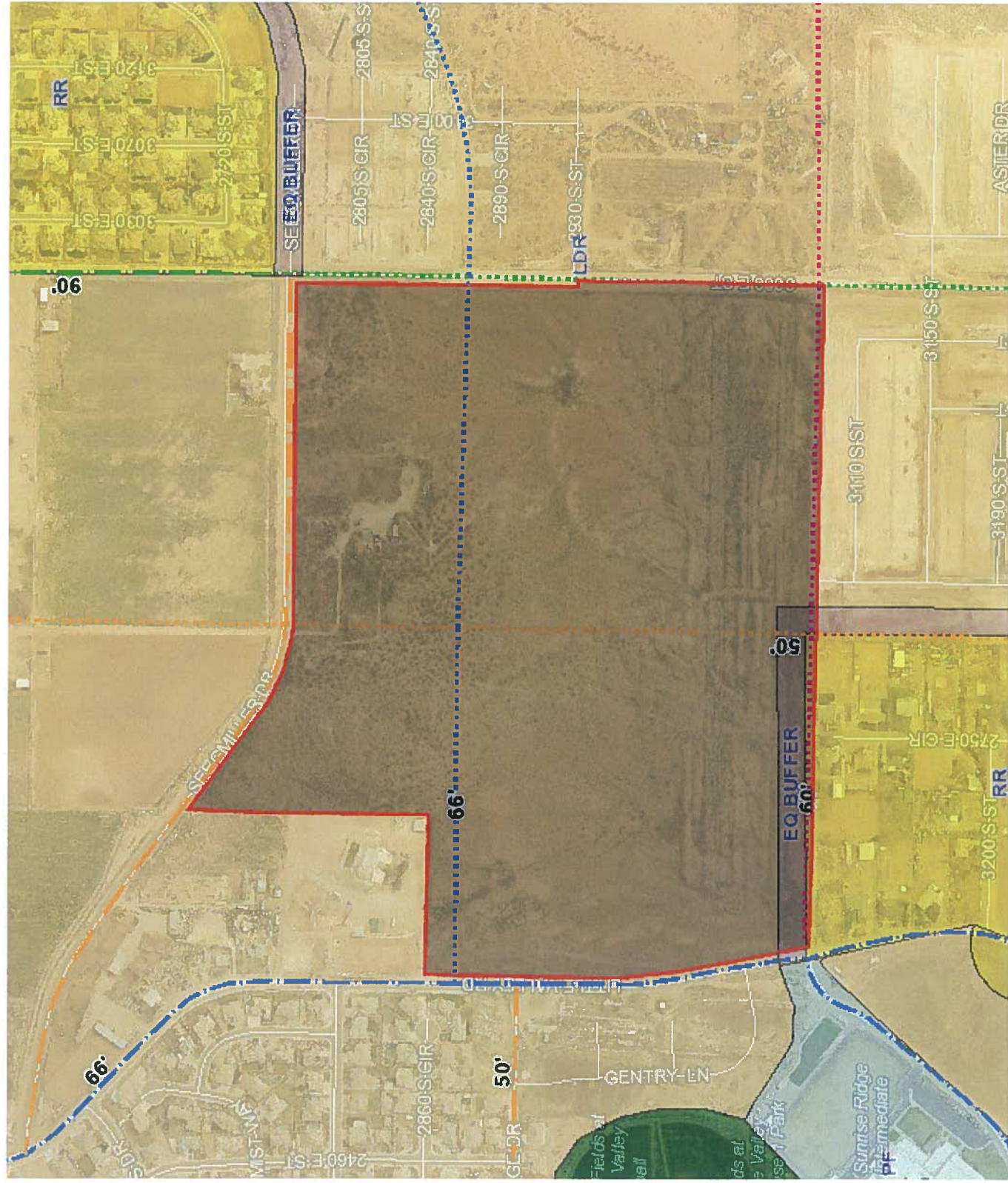
2016-ZC-016
Seegmiller

Vicinity Map

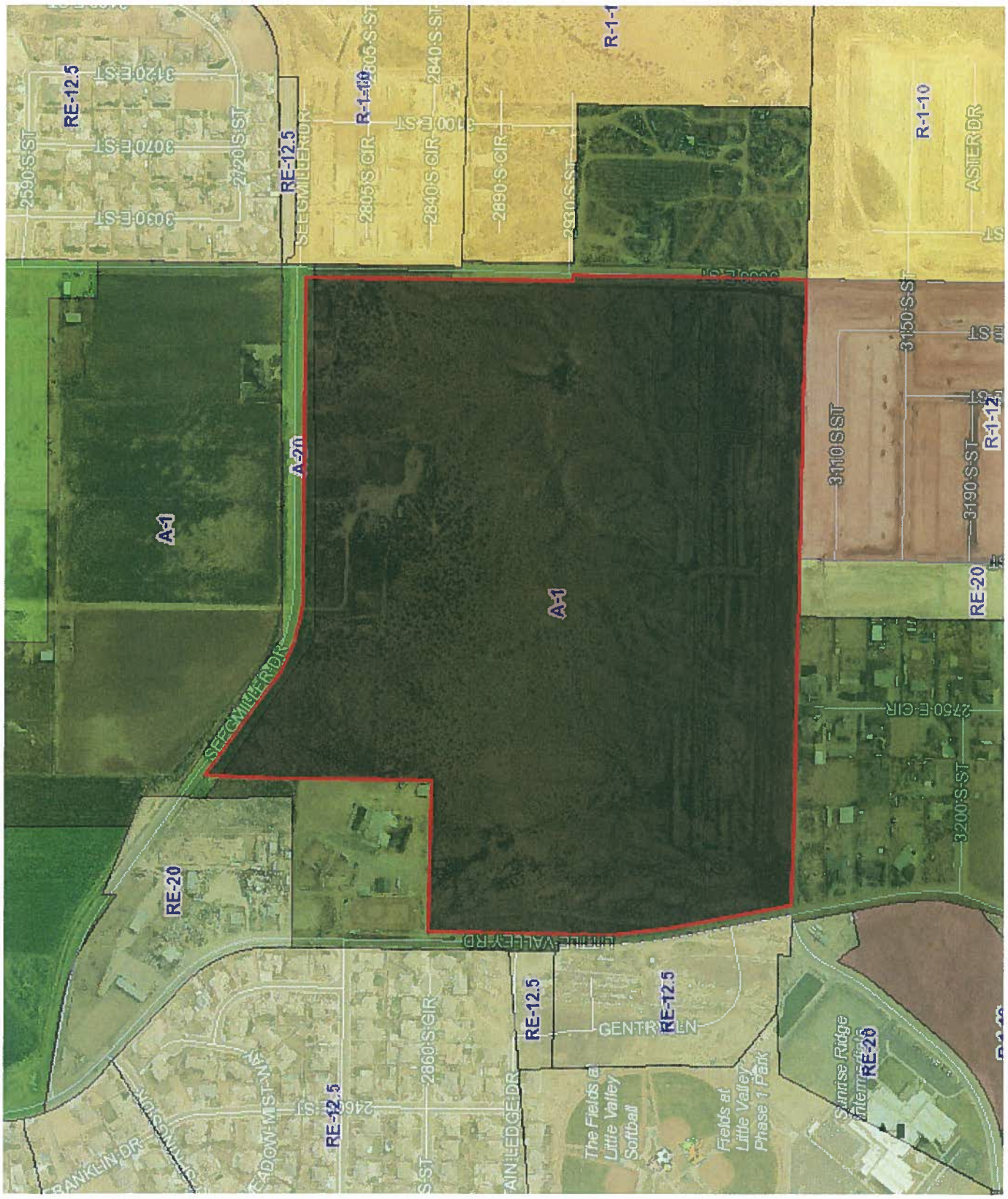


St. George
Vicinity Map
PRINTED HERE



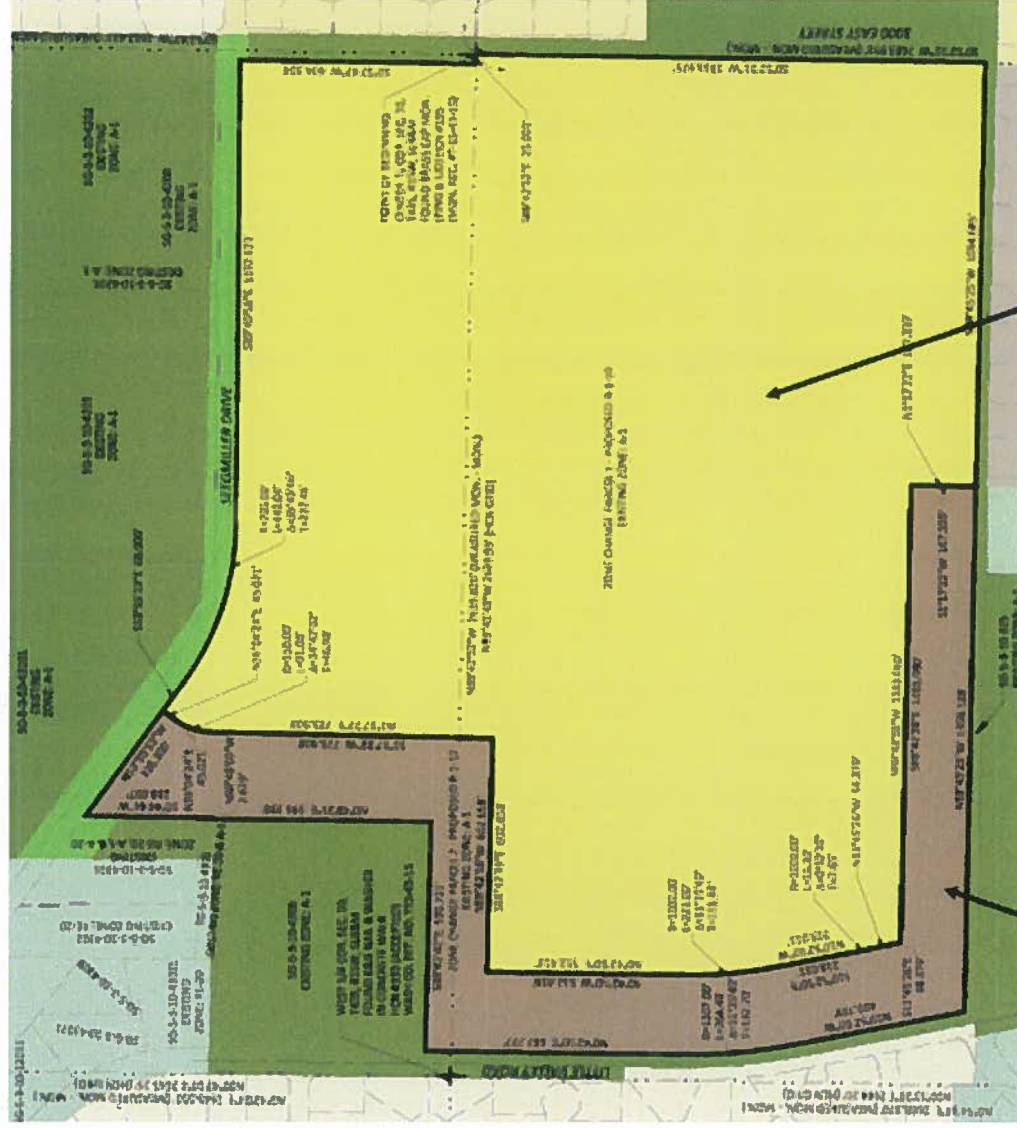


General Plan



Zoning

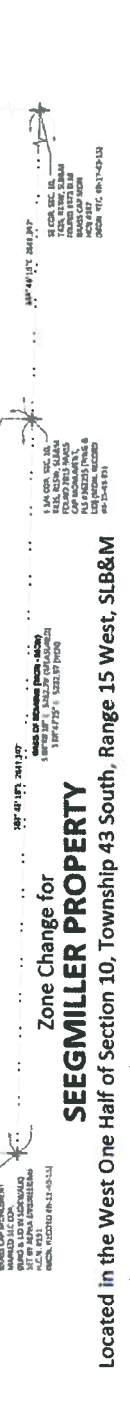
Zone Change



R-1-10

R-1-12

Original submittal



Updated Request

Eq Buffer

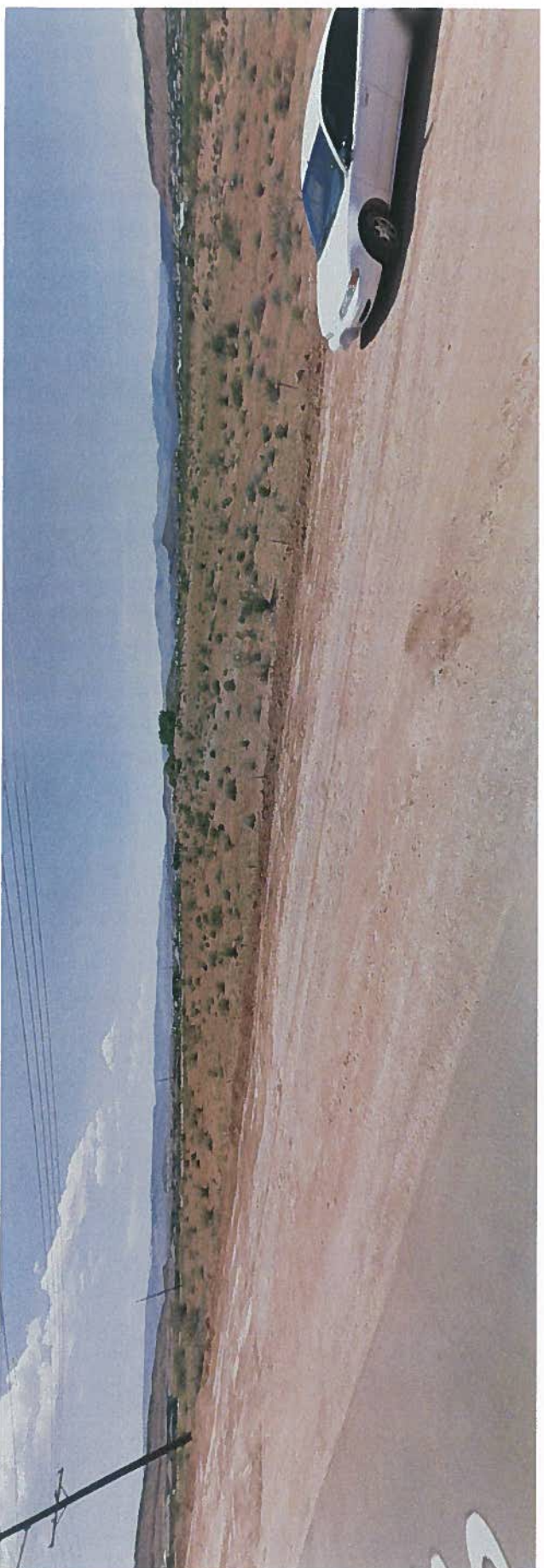
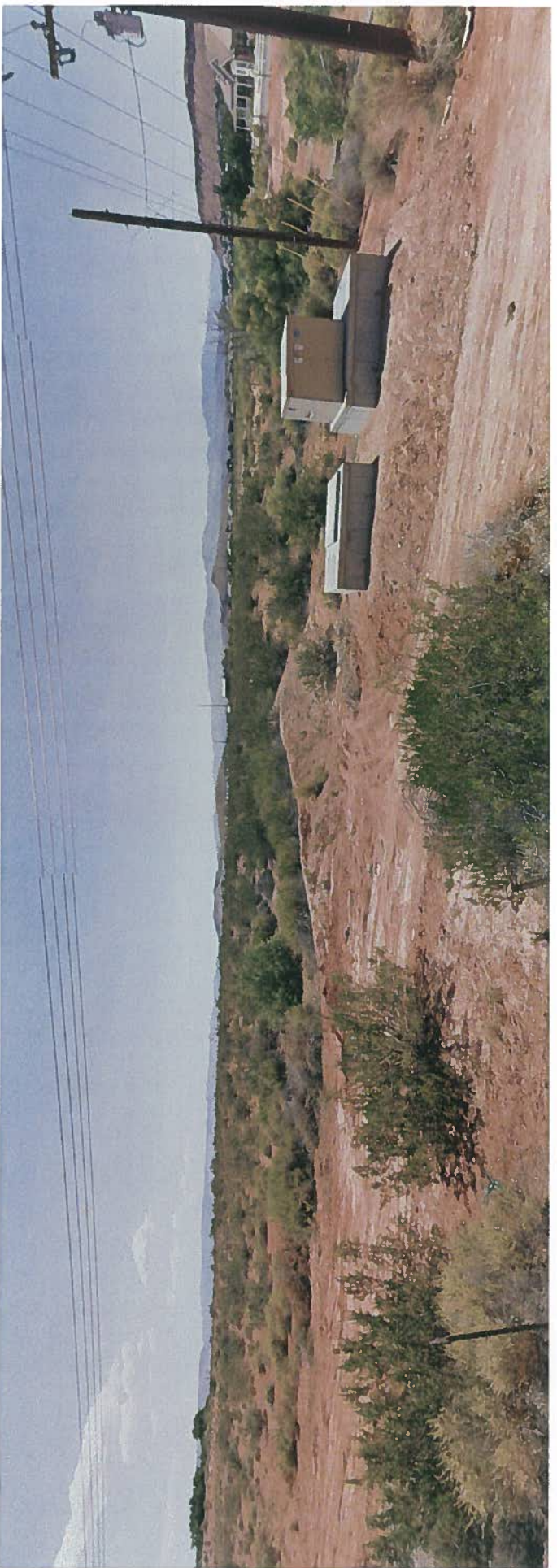
Little Valley Master Plan:

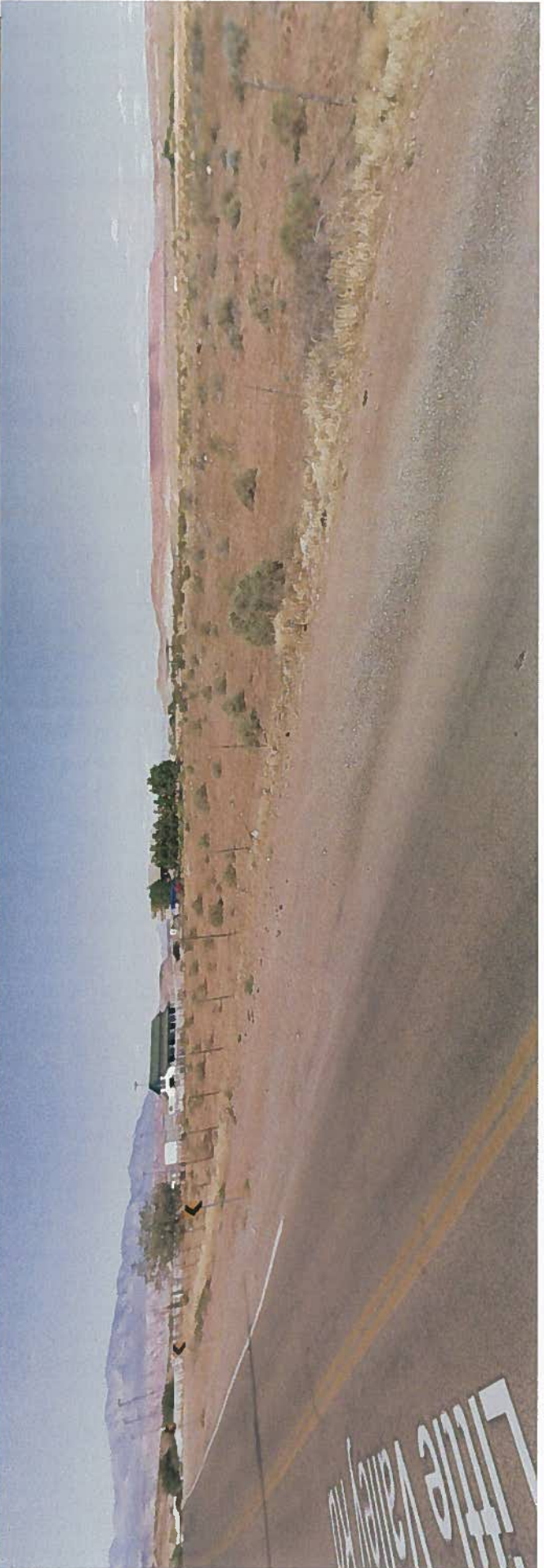
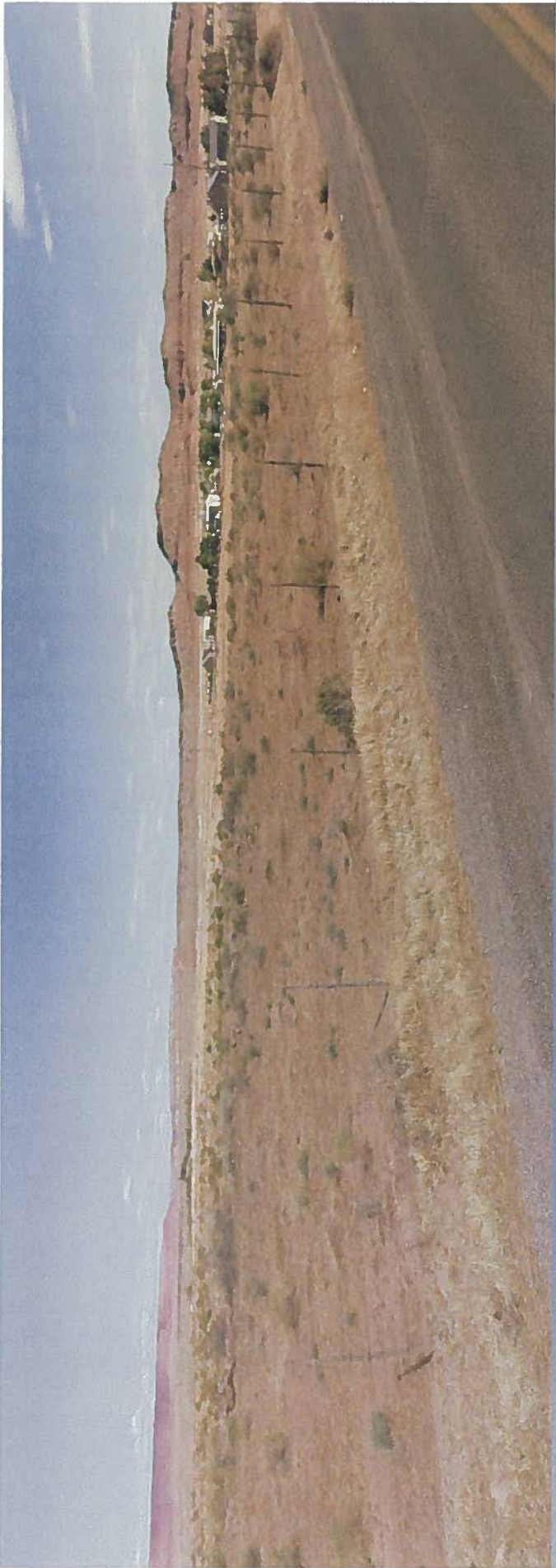
Buffer for Equestrian Subdivisions

10. Developments adjacent to the identified equestrian subdivisions shall provide a buffer zone that may include: road ROW, open space, equestrian/multi-use trails (see designations on Sub-area Plan), and/or be developed at a density of no greater than 1.25 du's/acre. A minimum of 100' separation is recommended between the existing equestrian subdivision property line and the nearest new residential structure. Property within a trail or open space easement dedicated for public use may be considered as part of the open space dedication requirement. (See attached exhibits for buffer area examples.)

Example of Buffer on other Projects







ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE CITY ZONING MAP BY CHANGING THE ZONE, FROM A-1 (AGRICULTURAL) TO R-1-12 (SINGLE FAMILY RESIDENTIAL 12,000 SQ. FT. MINIMUM LOT SIZE), ON APPROXIMATELY 106.478 ACRES, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SEEGMILLER DRIVE AND 3000 EAST STREET, AND LOCATED IN THE W ½ SEC. 10, T43S, R15W, SLB&M
(The Seegmiller Property)**

WHEREAS, the property owner has requested a zone change on approximately 106.478 acres from A-1 (Agricultural) to R-1-12 (Single Family Residential 12,000 sq. ft. minimum lot size), generally located at the southwest corner of the intersection of Seegmiller Drive and 3000 East Street, and located in the W ½ Sec. 10, T43S, R15W, SLB&M; and

WHEREAS, the City Council held a public hearing on this request on May 5th, 2016; and

WHEREAS, the Planning Commission recommends approval of the requested zone change amendment; and

WHEREAS, the City Council has determined that the requested change to the Zoning Map is justified at this time and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this ordinance is hereby repealed.

Section 2. Enactment. The City Zoning Map is hereby ordered to be changed to reflect the zone change from A-1 to R-1-12 on approximately 106.478 acres, located at the southwest corner of the intersection of Seegmiller Drive and 3000 East Street, and located in the W ½ Sec. 10, T43S, R15W, SLB&M, and more specifically described on the attached property legal description, incorporated herein as Exhibit "A." The project must comply with all conditions, requirements, and restrictions as approved by City Council.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately on the date executed below, and in the manner required by law.

APPROVED AND ADOPTED by the City Council of the City of St. George, this 5th day of May, 2016.

Jonathan T. Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

Exhibit "A"

LEGAL DESCRIPTION

ZONE CHANGE PARCEL 1

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°48'18" EAST BETWEEN THE SOUTH WEST CORNER AND THE SOUTH EAST CORNER OF SAID SECTION 10), AND RUNNING THENCE SOUTH 00°52'31" WEST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 1311.975 FEET; THENCE NORTH 88°45'25" WEST 2450.813 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LITTLE VALLEY ROAD, AS DEDICATED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING (3) THREE COURSES: (1) NORTH 10°52'50" WEST 460.759 FEET TO A POINT OF CURVATURE; (2) RUNNING NORTHWESTERLY ALONG THE ARC OF A 1307.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 11°35'40", A DISTANCE OF 264.486 FEET; AND (3) NORTH 00°42'50" EAST 667.227 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY NO. 00414564, IN BOOK 678, AT PAGE 749A, IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 88°42'42" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 590.721 FEET; TO THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY NO. 00414564, IN BOOK 678, AT PAGE 749A, IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 00°48'21" EAST ALONG SAID EAST LINE AND LINE EXTENDED, A DISTANCE OF 596.413 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 233, AT PAGE 872, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 88°48'04" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 2.594 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 00°44'33" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 288.916 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SEEGMILLER DRIVE ROADWAY DEDICATION, RECORDED AS ENTRY NO. 00237929 IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (3) THREE COURSES: (1) SOUTH 53°55'13" EAST 423.267 FEET TO A POINT OF CURVATURE; (2) RUNNING SOUTHEASTERLY ALONG THE ARC OF A 705.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 35°45'46", A DISTANCE OF 440.044 FEET; AND (3) SOUTH 89°40'58" EAST 1197.946 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 3000 EAST STREET, AS DEDICATED ON SAID SEEGMILLER DRIVE ROADWAY DEDICATION; THENCE SOUTH 00°52'37" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 604.304 FEET; THENCE SOUTH 88°42'32" EAST 25.001 FEET TO THE POINT OF BEGINNING.

CONTAINS 4,638,176 SQ. FT., (106.478 ACRES)



DRAFTAgenda Item Number : **5A**

Request For Council Action

Date Submitted 2016-04-27 17:09:34**Applicant** Suburban Land Reserve, Inc.**Quick Title** Resolution re: City Impact Fee Credits to SLR**Subject** A Resolution re: City Impact Fee Credits to SLR.

Discussion SLR contributed \$793,000 for the construction of public improvements (roadway, utility, and water infrastructure) on property adjacent to The Fields at Mall Drive. In a development agreement, city is to provide evidence of the amount of the credit, for city imposed impact fees, by adopting a Resolution. Use of the \$693,438.35 impact fee credit will be tracked by the city as requested by SLR.

Cost \$0.00**City Manager
Recommendation****Action Taken****Requested by** Shawn Guzman**File Attachments** [Resolution Impact Fee Credits for SLR - The Fields at Mall Drive.docx](#)**Approved by Legal
Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [Resolution Impact Fee Credits for SLR - The Fields at Mall Drive.docx](#)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ST. GEORGE, UTAH, REGARDING IMPACT FEE CREDITS FOR SUBURBAN LAND RESERVE RELATED TO THE FIELDS AT MALL DRIVE

WHEREAS, on or about July 31, 2015, Suburban Land Reserve, Inc. ("SLR") and the City of St. George ("City") entered into an Agreement titled: Mall Drive Roadway Infrastructure Development Agreement Between the City of St. George, Utah and Suburban Land Reserve, Inc. ("Agreement"), which sets forth terms and conditions for the development of commercial property and related public and private infrastructure necessary for the development; and

WHEREAS, under the Agreement, SLR contributed \$793,000.00 for construction of adjacent roadway, and utility and water infrastructure, attributed to the development, in exchange for certain City imposed impact fee credits totaling \$693,438.35; and

WHEREAS, City also agreed to issue "Credit Certificate/s" to SLR as evidence of the impact fee credits; and

WHEREAS, an accounting of impact fees attributed to the development, and a total of used and remaining impact fee credits, is attached hereto as Exhibit A, the Impact Fee Credit Statement and Certificate; and

WHEREAS, in accordance with the Agreement, the City Council of the City of St. George determines that it is in the best interest of the citizens, and will promote their health, safety, and welfare, to adopt and deliver Exhibit A, the Impact Fee Credit Statement and Certificate, to SLR, Exhibit A.

NOW, THEREFORE, BE IT RESOLVED that the St. George City Council hereby adopts the Impact Fee Credit Statement and Certificate, Exhibit A, and authorizes the City to deliver it to SLR as contemplated in the Agreement, as evidence of the City imposed impact fee credits. The City Council further authorizes delivery of future updates to the Impact Fee Credit Statement and Certificate as necessary to evidence future credits utilized by SLR, until such time as the credits are fully realized.

APPROVED AND ADOPTED THIS ____ DAY OF _____, 2016.

Jonathan T. Pike, Mayor

Christina Fernandez, City Recorder

EXHIBIT A TO RESOLUTION NO. _____

IMPACT FEE CREDIT STATEMENT AND CERTIFICATE

TOTAL IMPACT FEE CREDITS FROM CITY TO SLR IN July 31, 2015 AGREEMENT:

\$693,438.35

IMPACT FEE CREDITS USED TO DATE, April 6, 2016:

\$ - 0 -

TOTAL IMPACT FEE CREDITS REMAINING AS OF April 6, 2016:

\$693,438.35

DRAFTAgenda Item Number : **5B**

Request For Council Action

Date Submitted 2016-05-04 10:09:25**Applicant** City of St. George**Quick Title** Resolution supporting HB 362**Subject** Resolution requesting Washington County Commission to place HB 362 on the ballot in 2016.

Discussion The Utah Legislature approved HB 362 which allows a local option sales tax for transportation improvements for local governments if voters approve the measure during an election. This resolution encourages the Washington County Commission to put this issue on the ballot for the general election to be held this November and let the citizens decide if they want to approve this tax increase to be dedicated to transportation needs

Cost \$0.00**City Manager
Recommendation****Action Taken****Requested by** Mayor Jon Pike**File Attachments****Approved by Legal
Department?****Approved in Budget?** **Amount:****Additional Comments**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. GEORGE, UTAH, ENCOURAGING THE WASHINGTON COUNTY COMMISSION TO SUBMIT THE HB 362 (2015) AUTHORIZED 0.25% LOCAL OPTION GENERAL SALES TAX DEDICATED TO TRANSPORTATION TO VOTERS IN NOVEMBER 2016.

WHEREAS, safe and efficient transportation and transit systems create a foundation for economic growth, good air quality and public health, and enhanced quality of life; and

WHEREAS, the creation and maintenance of transportation infrastructure is a core responsibility of local government; and

WHEREAS, investing in transportation results in economic development for the City and Washington County and accessible good-paying jobs for our residents; and

WHEREAS, the Utah State Legislature recognized the local transportation needs and enacted HB 362 which authorized counties to impose and voters to approve a 0.25% local option general sales tax dedicated to local transportation; and

WHEREAS, the City will, upon voter approval and imposition by the county, receive 0.20% of the 0.25% sales tax to invest in critical local transportation and transit needs.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ST. GEORGE, UTAH:

SECTION 1. Encourage Submission of Proposal to the Voters of Washington County. The City Council requests the Washington County Commission to submit the 0.25% local option general sales tax dedicated to transportation to the voters of the county in time for the November 2016 election.

SECTION 2. Road and Street Needs in the City. The City has significant traditional transportation needs that the municipal 0.10% portion could address. Adoption of the municipal 0.10% would enable the city to invest in the critical projects that our residents expect.

SECTION 3. Investment in Transit. The City owns and operates Suntran, a public transit service, and supports continued investment in public transit because transit helps relieve traffic, promotes walkable communities, and helps maintain good air quality. The transit system will receive 0.10% of the county imposed and voter approved 0.25% local option general sales tax. The City expects the transit system to utilize the revenues collected within the City for projects that will expand local bus service and benefit the residents of the City.

SECTION 4. Effective Date. This Resolution shall become effective upon passage.

APPROVED BY THE CITY COUNCIL OF THE CITY OF ST. GEORGE, UTAH, ON THIS _____ DAY OF _____, 2016 BY THE FOLLOWING VOTE:

Jonathan T. Pike, Mayor

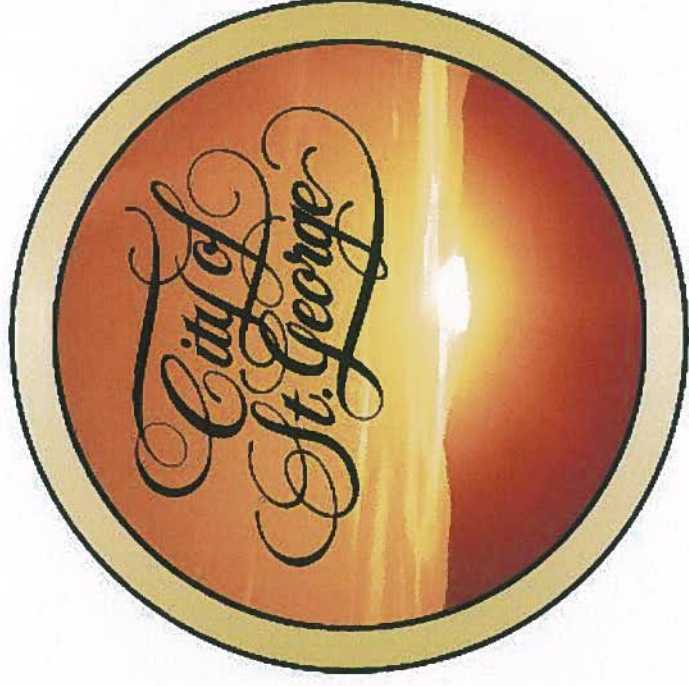
ATTEST:

Christina Fernandez, City Recorder

DRAFTAgenda Item Number : **6A****Request For Council Action**

Date Submitted 2016-04-20 13:43:31**Applicant** Matt Loo - City of St. George**Quick Title** 2016 HUD-CDBG Update**Subject** Update 2016 HUD-CDBG Activities.**Discussion** To review and update the Mayor and City Council on 2016 HUD-CDBG Activities. Note: We would like to be on the May 5th City Council Meeting. Our consultant will be here as well.**Cost** \$0.00**City Manager
Recommendation****Action Taken****Requested by** Matt Loo**File Attachments****Approved by Legal
Department?****Approved in Budget?** **Amount:****Additional Comments**

City of St George Consolidated Plan & Annual Action Plan



What is a Consolidated Plan?



Five Substantive Components:

1. Needs Assessment
2. Housing Market Analysis
3. 5-Year Strategic Plan
4. Annual Action Plan
5. Citizen Participation

- CDBG Program

Annual Allocation: \$506,489

Program Income: \$331,359

Prior Year Resources: \$410,729

Total: \$1,248,577

Citizen Participation Events



Funding Workshop

Date: Tuesday, March 15, 2016

Location: St. George City Hall, 175 E. 200 N. St.
George, UT 84770

Public Hearing for the Review of Documents

Date: Thursday, April 21, 2016

Location: St. George City Hall, 175 E. 200 N. St.
George, UT 84770

Consolidated Plan: Priority Needs



- 1) Improving Affordable Housing Options
- 2) Providing for Suitable Living Environments
- 3) Improving the Capacity of Area Service Providers

Consolidated Plan: Goals



- 1) Provide Services & Housing for Special Needs
- 2) Expansion and Improvement of Public Infrastructure
- 3) Expansion and Improvement of Public Facilities
- 4) Increase Capacity of Area Service Providers
- 5) Increase Affordable Rental Housing Options

Annual Action Plan: CDBG Projects & Funding



Project Name	Funding Amount
Administration	\$167,569
Public Infrastructure	\$652,706
Public Services	\$125,677
Public Facilities	\$302,625
TOTAL	\$1,248,577

HUD Submission



In May 2012, the U.S. Department of Housing and Urban Development's (HUD) Office of Community Planning and Development (CPD) introduced the *eCon Planning Suite*, a collection of new online tools to assist grantees in creating market-driven, leveraged housing and community development plans.

One of these tools, the *Consolidated Plan Template*, allows grantees to develop and submit their *Five Year Consolidated Plans and Annual Action Plans* online.

This plan must be submitted online no later than May 13, 2016.

DRAFTAgenda Item Number : **6B****Request For Council Action**

Date Submitted 2016-04-25 12:12:00**Applicant** PC**Quick Title** PC Report from April 26, 2016**Subject** Consider the Planning Commission report from the meeting held on April 26, 2016.**Discussion** PC had a rather short agenda with two zone changes, a preliminary plat, two final plats, and a CUP, which is also listed separately on the agenda. The City Council will only be setting the public hearing date for the two zone changes.**Cost** \$0.00**City Manager
Recommendation****Action Taken****Requested by** John Willis**File Attachments****Approved by Legal
Department?****Approved in Budget? Amount:****Additional Comments**

**CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH**

PLANNING COMMISSION REPORT: APRIL 26, 2016
CITY COUNCIL MEETING: MAY 5, 2016

1. **PUBLIC HEARINGS TO BE ADVERTISED FOR MAY 19, 2016**

- A. Consider a request to rezone approximately 10.12 acres from **OS** (Open Space) to **R-1-10** (Single Family Residential 10,000 sq. ft. minimum lot size). The project is **Bloomington Country Club**; create twenty-eight (28) single family lots on five parcels located adjacent to the Bloomington Golf Course. The applicant is SR Bloomington LC, Mr. Darcy Stewart managing member, and Mr. Rick Rosenberg, Rosenberg Associates, representative. Case No. 2016-ZC-019 (Staff – Ray Snyder)
- B. Consider a request to 1)rezone approximately 5.38 acres from **OS** (Open Space) to **PD-R** (Planned Development Residential) and to 2)locate the property within the **Resort Overlay**. The project is **Bloomington Country Club**. This request would create forty-eight (48) two story condominium units with garages on one parcel located adjacent to the Bloomington Golf Course. The applicant is SR Bloomington LC, Mr. Darcy Stewart managing member, and Mr. Rick Rosenberg, Rosenberg Associates representative. Case No. 2016-ZC-020 (Staff – John Willis)

2. **CONDITIONAL USE PERMIT (CUP)**

Consider a request to construct a four (4)story hotel (**Comfort Suites**) that exceeds the allowable maximum building height of thirty-five feet (35').The property is located at 175 N 1000 E. The zoning is C-2 (Highway Commercial). The representative is Mr. Greg Mathis, MRW Design Associates. Case No. 2016-CUP-010 (Staff - Ray Snyder)

3. **PRELIMINARY PLAT (PP)**

Consider a one (1) lot commercial subdivision on 4.95 acres. The project is “**MWE St George Medical Properties**” and is located at approximately 1000 S Riverside Drive. The property is zoned PD-C (Planned Development Commercial).The representative is Mr. Rob Reid, Rosenberg Associates. Case No. 2016- PP-015 (Staff-Wes Jenkins).

4. **FINAL PLATS (FP)**

- A. Consider amending a final plat subdivision plat within a residential subdivision plat. The site is located at Flint Street and Diamond Ridge Dr in the Stone Cliff Development and is called “**Stone Cliff Subdivision Phase 13 Amended and Extended.**” The property is zoned PD-R (Planned Development Residential). The representative is Mr. Reid Pope, L.R. Pope Engineering. Case No. 2016-FPA-008. (Staff – Wes Jenkins)

(Note: This FP will require a public hearing – see council agenda)

- B. Consider a four (4) lot residential subdivision plat. The site is located at the west end of Blackberry Circle (in the Bloomington development) and is called "**Blackberry Court Subdivision Phase 3.**" The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). The representative is Mr. Brandon Anderson, Rosenberg Associates. Case No. 2015-FP-056. (Staff-Wes Jenkins)
- C. Consider a nine (9) lot commercial final subdivision plat. The site is located at 1450 South Street and west of River Road and is called "**Boulder Creek Crossing Phase 1.**" The property is zoned PD-C (Planned Development Commercial). The representative is Mr. Brandon Anderson, Rosenberg Associates. Case No. 2015-FP-063. (Staff - Wes Jenkins)

5. **OTHER BUSINESS**

The Planning Commission meeting on April 26th was relatively short; it began at 5:00 p.m. and ended at approximately 7:15. Below is a brief summary of the agenda items:

- a. The CUP for the demolition of the existing Knight's Inn and construction of the new Comfort inn took 25 minutes. Although not a part of the approval the discussion of signage in the vicinity occurred.
- b. The preliminary plat for MWE SG Medical only required 5 minutes.
- c. The BCC (Bloomington Country Club) zone change for OS to R-1-10 on 5 parcels required 45 minutes. Several residents spoke and the majority were supportive.
- d. The BCC zone change for OS to PD-R (Vacation Villas) required approximately 50 minutes.
- e. The Final Plats only required about 5 minutes.

PCR ITEM 3

Preliminary Plat

PLANNING COMMISSION REPORT OF: 04/26/2016
CITY COUNCIL MEETING: 05/05/2016

PRELIMINARY PLAT

MWE St. George Medical Properties

Case No. 2016-PP-015

Request: To approve a preliminary plat for a one (1) lot commercial subdivision

Location: The site is located at approximately 1000 South Riverside Drive

Property: 4.95 acres

Number of Lots: 1

Zoning: PD-C

Adjacent zones: This plat is surrounded by the following zones:
North – R-3
South – R-1-8
East – A-1
West – R-3

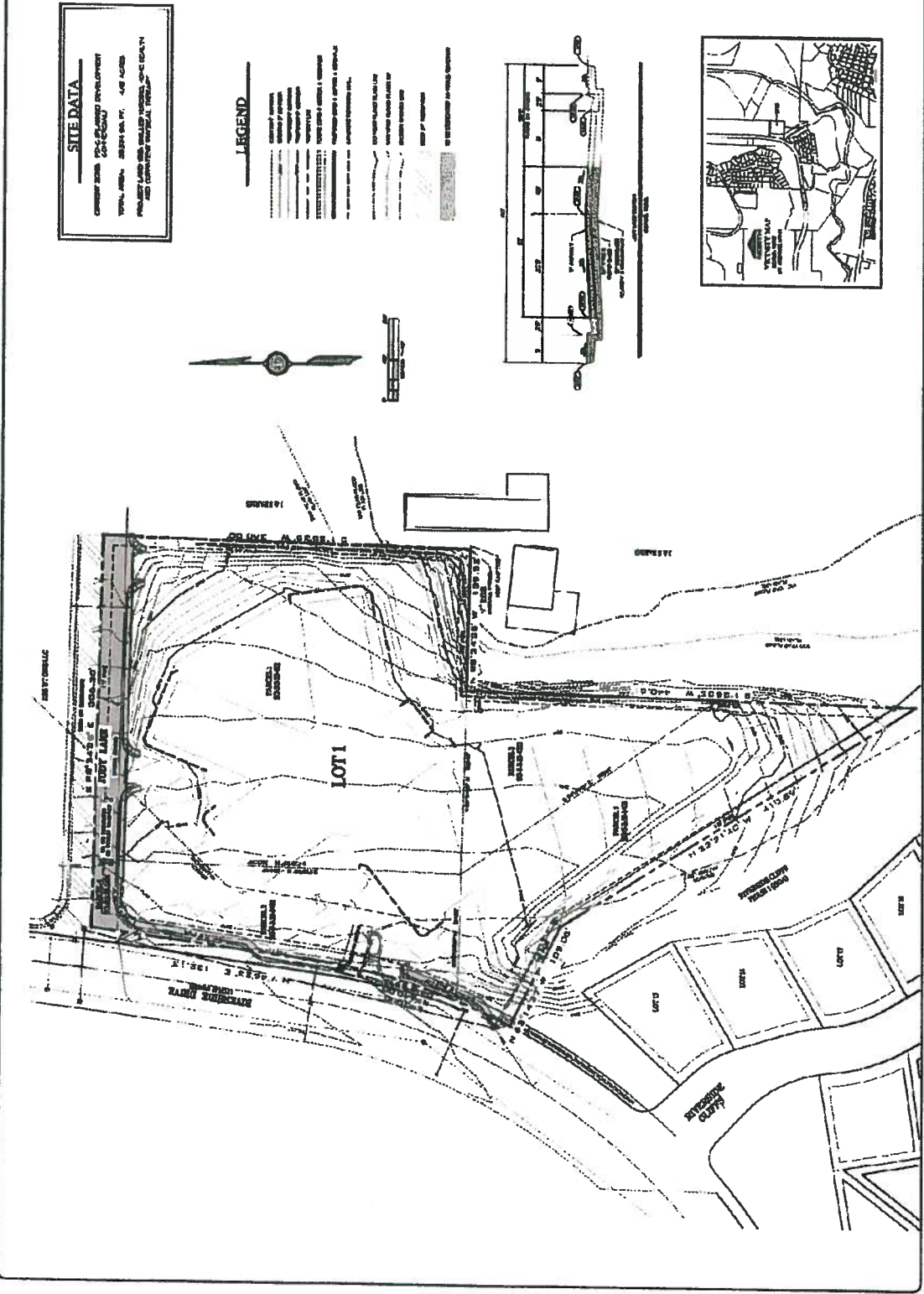
General Plan: Medium Density Residential

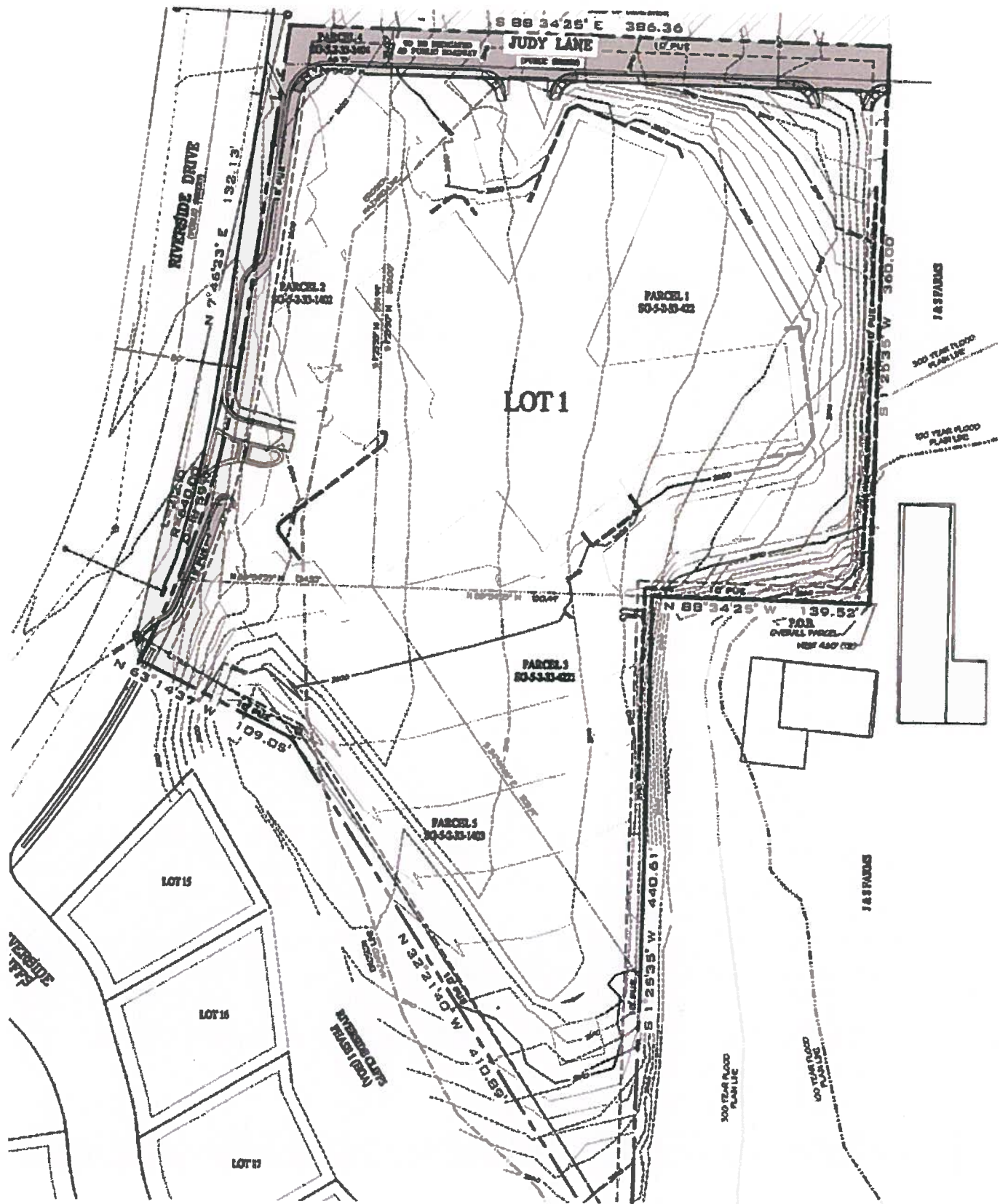
Applicant: MWE St. George Medical Properties

Representative: Rob Reid, Rosenberg Associates

P.C.: The Planning Commission recommends approval of this Preliminary Plat Subdivision for MWE St George Medical Properties:

1. Property is located within the erosion hazard line. An erosion hazard study will be required prior to developing the property to determine what mitigation measures will be required.
2. Developer will be dedicating two deceleration lanes along Riverside Drive as public right-of-way and a 60-foot roadway on the north side of the property.





PCR ITEM 4A

Amending a Final Subdivision Plat

PLANNING COMMISSION REPORT OF: 04/26/2016
CITY COUNCIL MEETING: 05/05/2016

AMENDING A FINAL SUBDIVISION PLAT

Stone Cliff Subdivision Phase 13 Amended and Extended

Case No. 2016-FPA-008

Request: Consider Amending a Final Subdivision Plat within a residential subdivision Plat

Representative: Ried Pope, L.R. Pope Engineering
1240 East 100 South #15-B
St. George, UT 84790

Property: Located at Flint Street and Diamond Ridge Dr in the Stone Cliff Development

Zone: PD-R

Staff Comments: The purpose of this Final Subdivision Plat Amendment is to adjust the lot lines of lots 1305 and 1306. Also to adjust the lot lines of Lots 1307 and 1308 by moving the road between said lots instead of being located to the north of Lot 1308. No other changes were made or intended.

All aspects of this Final Subdivision Plat Amendment were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the conditions and approvals.

P.C.: The Planning Commission recommends approval of this Final Subdivision Plat Amendment for Stone Cliff Subdivision Phase 13 Amended and Extended.

Note: This plat requires a public hearing (see council agenda).

PCR ITEM 4B

Final Subdivision Plat

PLANNING COMMISSION REPORT OF: 04/26/2016
CITY COUNCIL MEETING: 05/05/2016

FINAL SUBDIVISION PLAT

Blackberry Court Subdivision Phase 3

Case No. 2015-FP-056

Request: Consider a 4 Lot Residential Final Subdivision Plat

Representative: Brandon Anderson, Rosenberg Associates
352 E. Riverside Drive #A2
St. George, UT 84790

Property: Located at the west end of Blackberry Circle (in the Bloomington Development)

Zone: R-1-10

Staff Comments: All aspects of this Final Subdivision Plat were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the Preliminary Subdivision Plat conditions and approvals.

P.C.: The Planning Commission recommends approval to the City Council of this Final Subdivision Plat for Blackberry Court Subdivision Phase 3 with the suggested conditions:

1. Ensure all taxes, including rollback taxes, are paid and off the Title Report

PCR ITEM 4C

Final Subdivision Plat

PLANNING COMMISSION REPORT OF: **04/26/2016**
CITY COUNCIL MEETING: **05/05/2016**

FINAL SUBDIVISION PLAT

Boulder Creek Crossing Phase 1

Case No. 2015-FP-063

Request: Consider a 9 Lot Commercial Final Subdivision Plat

Representative: Brandon Anderson, Rosenberg Associates
352 E. Riverside Drive #A2
St. George, UT 84790

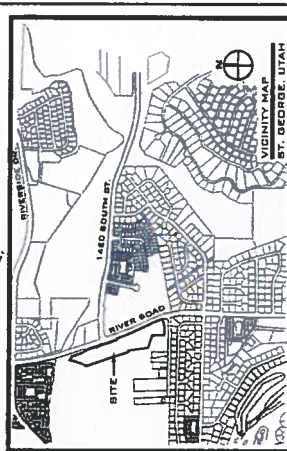
Property: Located at 1450 South Street and on the west side of River Road

Zone: PD-C

Staff Comments: All aspects of this Final Subdivision Plat were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the Preliminary Subdivision Plat conditions and approvals.

P.C.: The Planning Commission recommends approval of this Final Subdivision Plat for Boulder Creek Crossing Phase 1 with the suggested conditions:

1. The Bundy easement must be vacated and removed from the Title Report;
2. Obtain a verification from Private Capital Group that it has authority to sign for 59 beneficiaries;
3. Ensure all taxes, including rollback taxes, are paid and off the Title Report;
4. Make minor adjustments to CC& R's to address concerns re: multi-tenant issues & construction of infrastructure; and
5. Subject to legal approval re: the same.



THE FINAL PLAT OF
**BOULDER CREEK
CROSSING**

LOCATED IN SECTION 32, TOWNSHIP 42 SOUTH,
RANGE 15 WEST,
SALT LAKE BASIN AND MERIDIAN,
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH

SHEET 1 OF 2

[illegible]

FPLAT.DWG FILE NUMBER:	11/01/2015 DATE:	B.E.A. DRAWN:
1640-14-037 JOB NUMBER:	1" = 20' SCALE:	B.E.A. CHECKED:

LOCATED IN SECTION 32, TOWNSHIP 43 SOUTH,
RANGE 5 WEST,
SALT LAKE BASE AND MERIDIAN,
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH

DRAFTAgenda Item Number : **6C**

Request For Council Action

Date Submitted 2016-04-25 12:20:16**Applicant** Mr. Greg Mathis, MRW Design Associates**Quick Title** CUP to construct a 4-story 52 feet hotel**Subject** Consider a request to construct a four (4) story hotel (Comfort Suites) that exceeds the allowable maximum building height of thirty-five feet (35â€™™). The property is located at 175 N 1000 E. The zoning is C-2 (Highway Commercial).**Discussion** City code allows a maximum building height of 35 ft, unless a greater height is approved by the City Council after recommendation by the Planning Commission. The proposed maximum building height is fifty-two feet six inches (52â€™™-6â€™). However, the majority of the building height will be less and will be forty-eight feet eight inches (48â€™™-8â€™). The applicants intend to remove and replace the existing hotel. Planning Commission recommends approval.**Cost** \$0.00**City Manager
Recommendation****Action Taken****Requested by** John Willis**File Attachments****Approved by Legal
Department?****Approved in Budget?** **Amount:****Additional Comments**

PCR ITEM 2

PLANNING COMMISSION REPORT OF: 04/26/2016
CITY COUNCIL MEETING: 05/05/2016

CONDITIONAL USE PERMIT
Case # 2016-CUP-010

Request: To construct a four (4) story hotel (Comfort Suites) that exceeds the allowable maximum building height of thirty-five feet (35').

Property: The existing hotel on this site (*Knights Inn*) will be removed for construction of this new proposed hotel.

Location: 175 N 1000 E

APN: SG-1328-A-2-B-3

Zoning: C-2 (Highway Commercial)

General Plan: COM (Commercial)

Ordinance: Title 10, Chapter 10 "Commercial Zones," Section 10-10-4 allows a maximum building height of 35 ft...."*unless a greater height is approved by the City Council after recommendation by the Planning Commission.*"

Representative: MRW Design Associates

Project: The applicants propose to construct a 91 room, 4 story hotel. Section 10-10-2 "Permitted Uses" of the Zoning Ordinance lists a hotel as a permitted use in the C-2 zone.

Noticing: Notice letters were sent to property owners within a 300 ft. radius and notice was posted in four (4) public places [on the City website, State website, and on two (2) bulletin boards in the City].

Acreage: 78,662 sq. ft. (1.81 acres)

Footprint: The building footprint is 15,885 sq. ft. (20% of site)

Bldg. Sq. Ft.: The total square footage for the four story building would be approximately 63,540 sq. ft. (4 x 15,885).

Rooms: The applicants propose 91 rooms.

Parking: Section 10-19-5 requires one (1) parking space for each living or sleeping unit, plus 2 spaces for resident manager or owner. The applicants propose 91 units which require $91 + 2 = 93$ spaces. Provided are 94 spaces.

Landscaping: There is existing landscaping on site. The landscaping will be 2,210 sq. ft. (19% of site). Staff will review the landscape plan when submitted with the civil engineering plan set during the SPR process.

Adj. Land Uses: The surrounding zoning is commercial and an existing hotel is located immediately to the north (Motel 6) and to the South is 'Denny's' restaurant.

Required Setbacks: Front: 20 ft. Side: 10 ft & 10 ft. Rear: 10 ft.

Proposed Setbacks: It appears the project will meet and exceed the required setbacks, but staff will verify this during the SPR process.

Materials / Colors: 'Aesthetics' is listed as Item "D" of the CUP's findings (*see below*) which allows the City to review the building design, materials, and colors. See the submitted renderings and the 'Materials & Colors Board' which lists: Variegated brick, natural stone, light stucco, medium stucco, dark stucco, prefinished metal accents (parapet coping similar), smooth white finish stucco trim & parapet cornice).

Bldg. Height: 'Height' over 35 ft. requires a CUP per Section 10-10-4. Also height is listed as Item "G" of the CUP's findings (*see below*) which allows the City to review the building height.

The proposed maximum building height is fifty-two feet six inches (52'-6"). However, the majority of the building height will be less and will be forty-eight feet eight inches (48'-8") – see elevations.

Findings: The following standards must be met to mitigate the reasonably anticipated detrimental effects **if imposed** as a condition of approval:

Yes	N/A	Category	Description
Mitigate during construction by regulating the hours of operation. After the hotel is constructed, no excessive noise levels are anticipated with the normal operation of a hotel.		A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.

Mitigate during construction by methods of watering and other requirements of air quality permit control.		B. Dust	<ol style="list-style-type: none"> 1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line.
<p>Contain all odors during construction.</p> <p>After constructed, no excessive odors are anticipated with the normal operation of a hotel.</p>		C. Odors	<ol style="list-style-type: none"> 1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious odors beyond the property line.
The hotel will correspond to the existing hotels in the vicinity and/or will be constructed of similar and/or compatible materials and colors.		D. Aesthetics	<ol style="list-style-type: none"> 1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
Meet all required City, State, and Federal applicable safety standards for construction (e.g. OSHA, etc.)		E. Safety	<ol style="list-style-type: none"> 1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rock fall, erosion, flooding, fire, hazardous materials, or related problems. 2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.
The City Traffic Engineering Department will plan check the layout, design, projected traffic volumes, sight distances, signage, and striping to meet all applicable codes and standards.		F. Traffic	<ol style="list-style-type: none"> 1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D". 2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.

The maximum hotel height will be approx. 52'-6".		G. Height	<p>1. Buildings shall fit into the overall context of the surrounding area.</p> <p>2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.</p>
	N/A	H. Hours of Operation	1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.
	N/A	I. Saturation / Spacing	1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas.
This proposed hotel will be within the existing character of the commercial zone for the immediate area.		J. Maintain Character and purpose of zone	1. Uses shall be consistent with the character and purpose of the zone within which they are located.
Shall comply with all applicable City, State, and federal standards for public health.		K. Public Health	<p>1. Use shall comply with all sanitation and solid waste disposal codes.</p> <p>2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)</p>

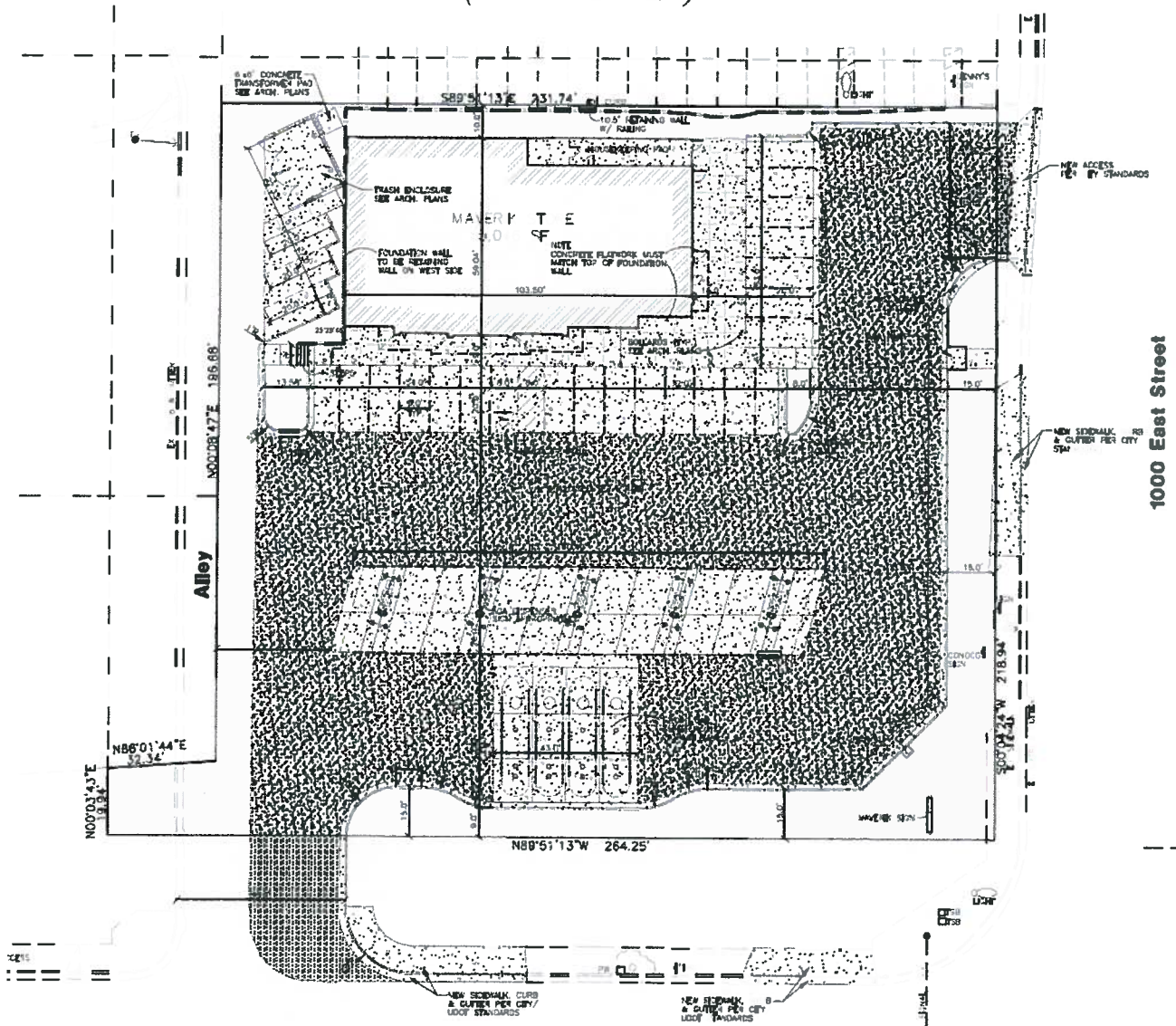
Vicinity Map



Property



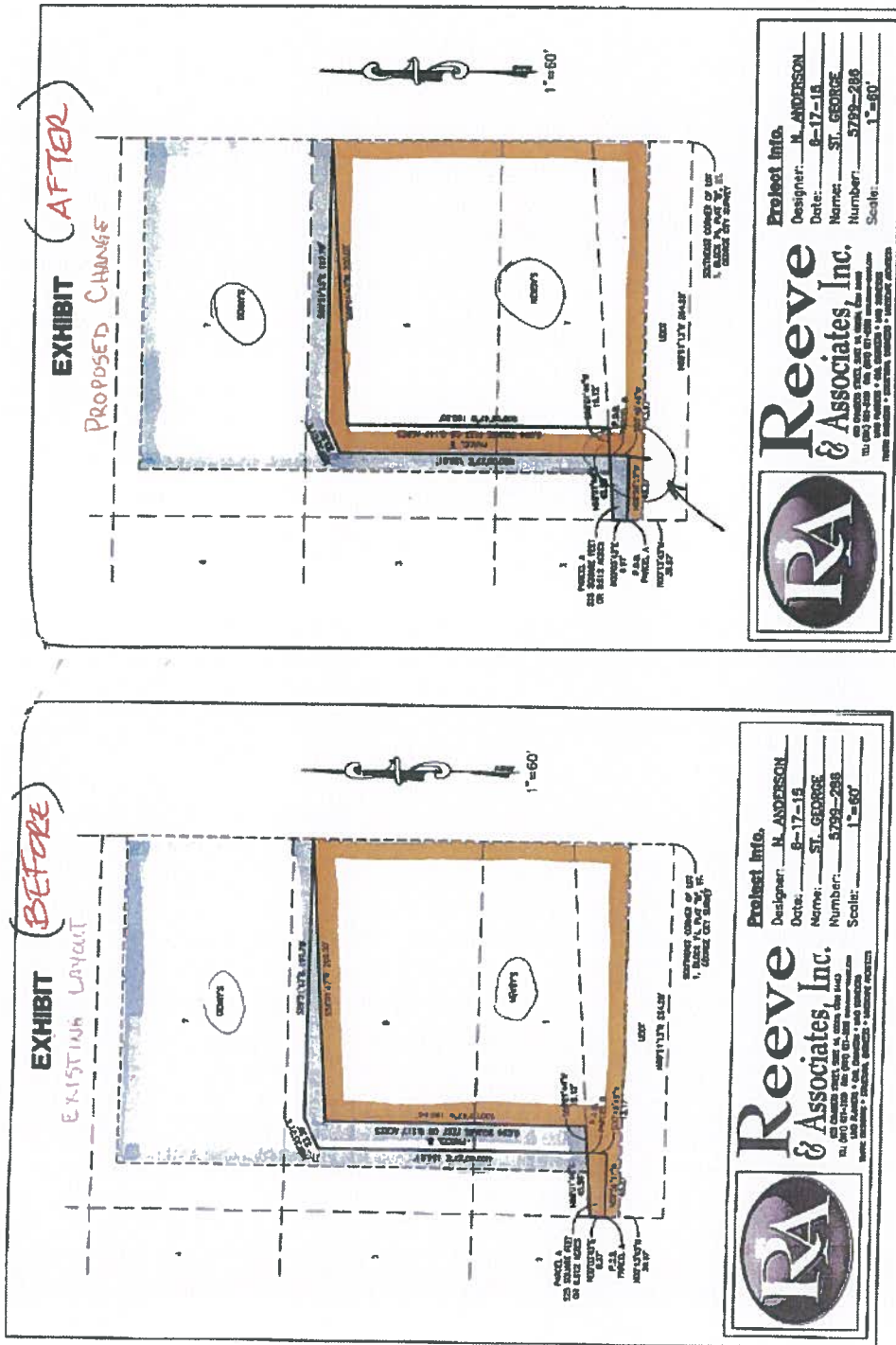
Reference: New Maverik Store - Site L/O
(Permit # 48783)



St George Boulevard

Reference also the plat - Case No. 2015-LRE-021 (Lot Line Adjustment)

Reference: Lot Line Adjustment for Denny's & Maverik

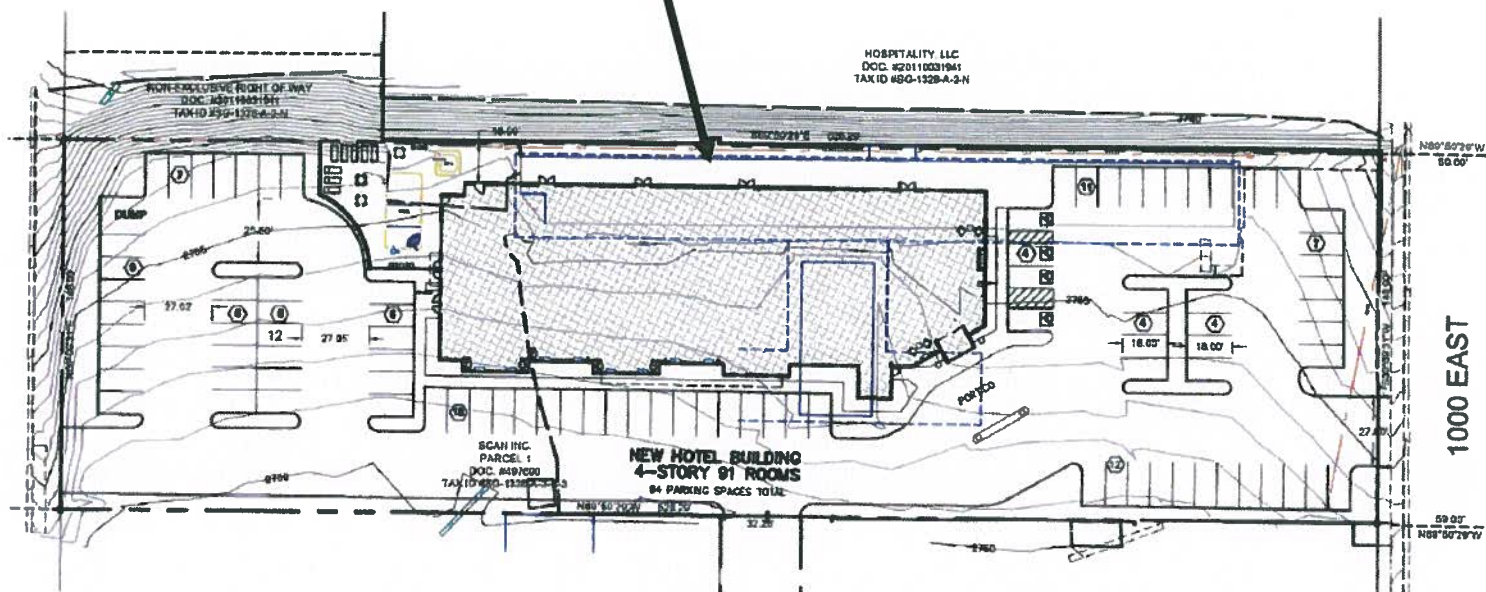


PLANNING COMMISSION AGENDA REPORT:
CITY COUNCIL MEETING: 06/23/2015
07/09/2015

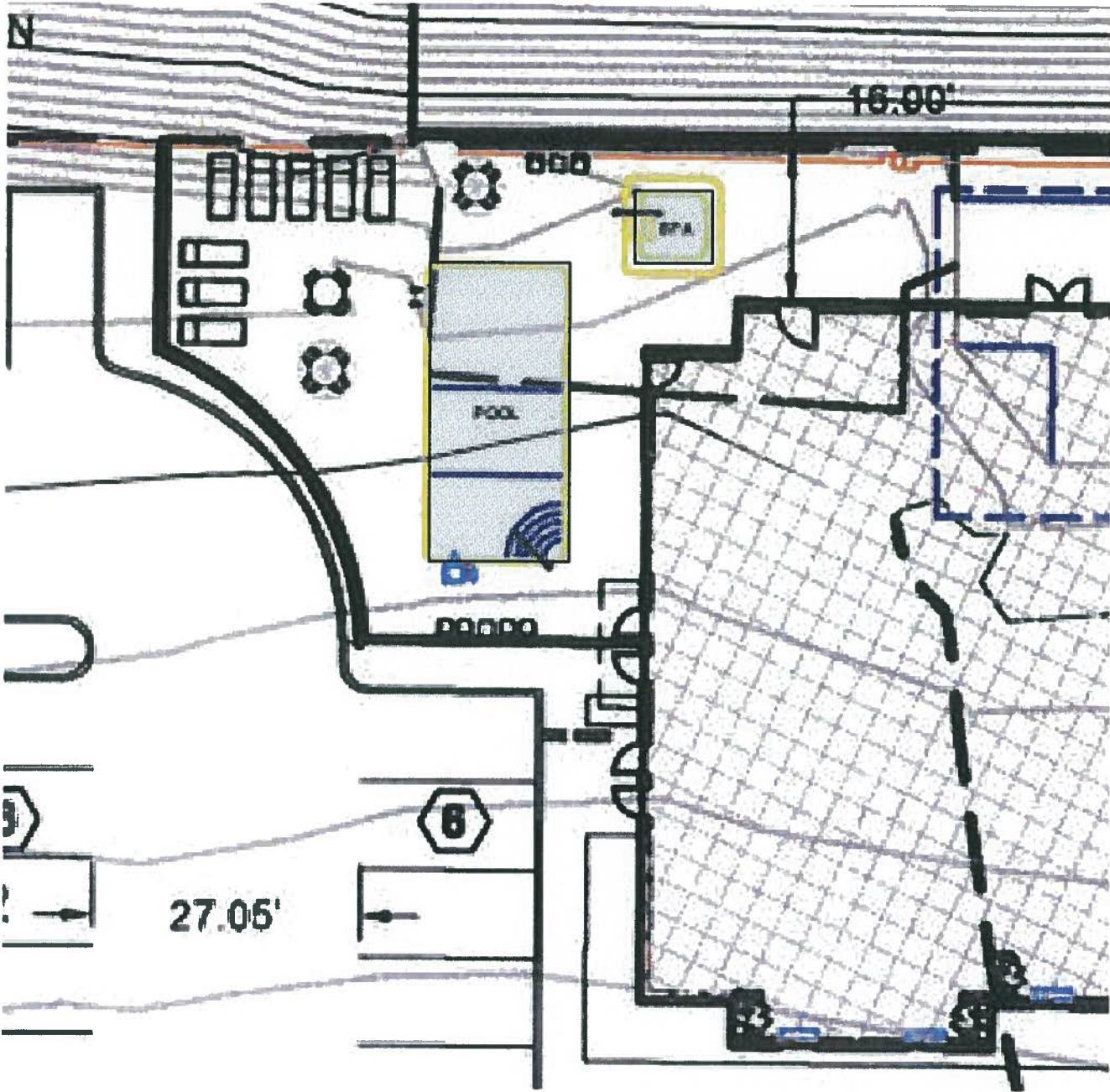
LOT LINE ADJUSTMENT
Newby's and Denny's
Case No. 2015-LRE-021

Existing Hotel Structure (*Knights Inn*)
(To be removed)

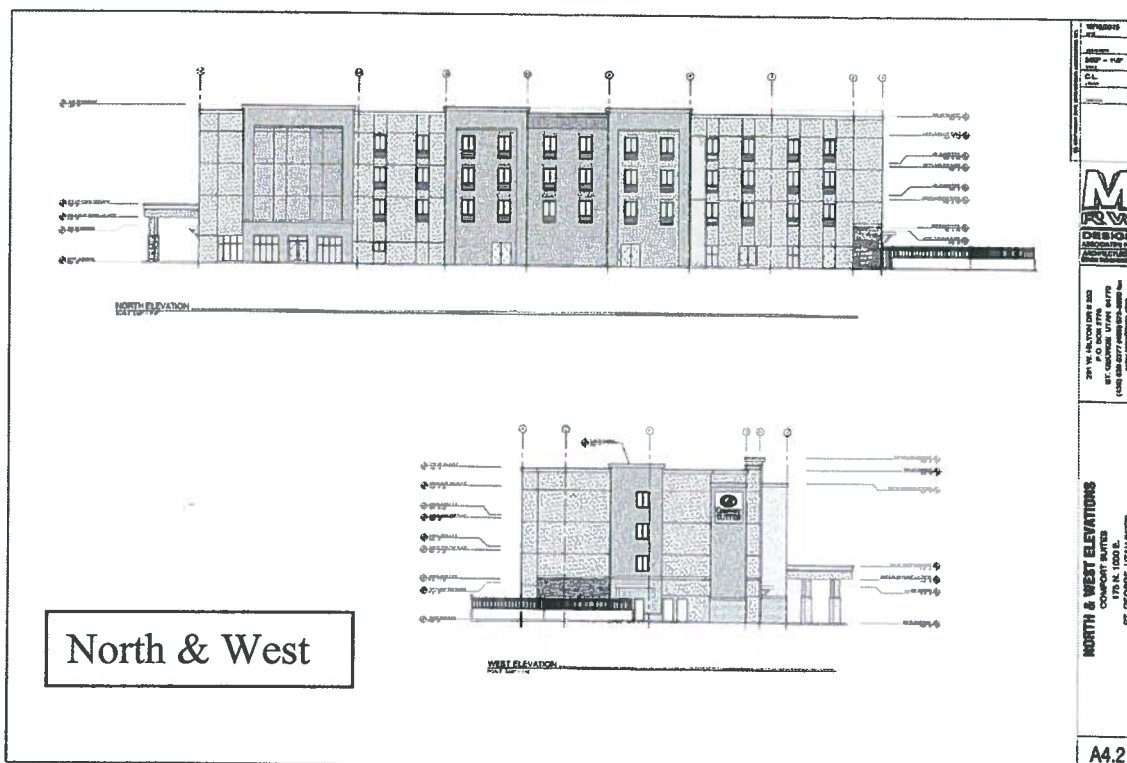
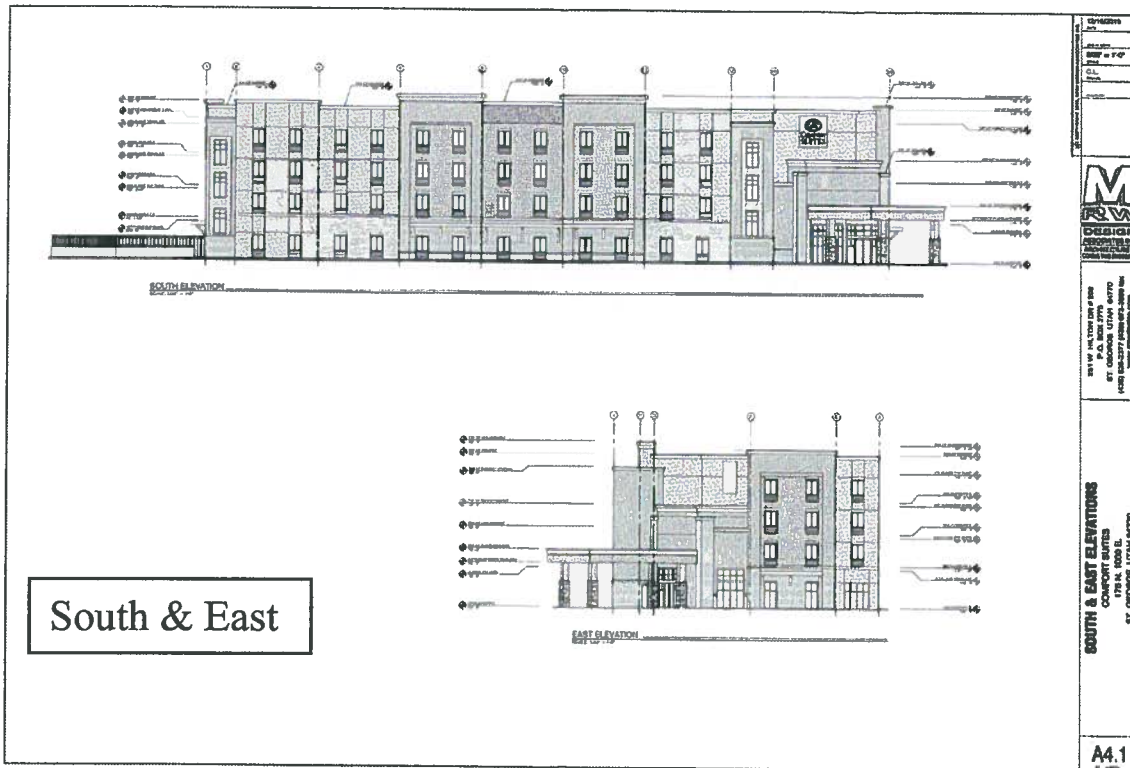




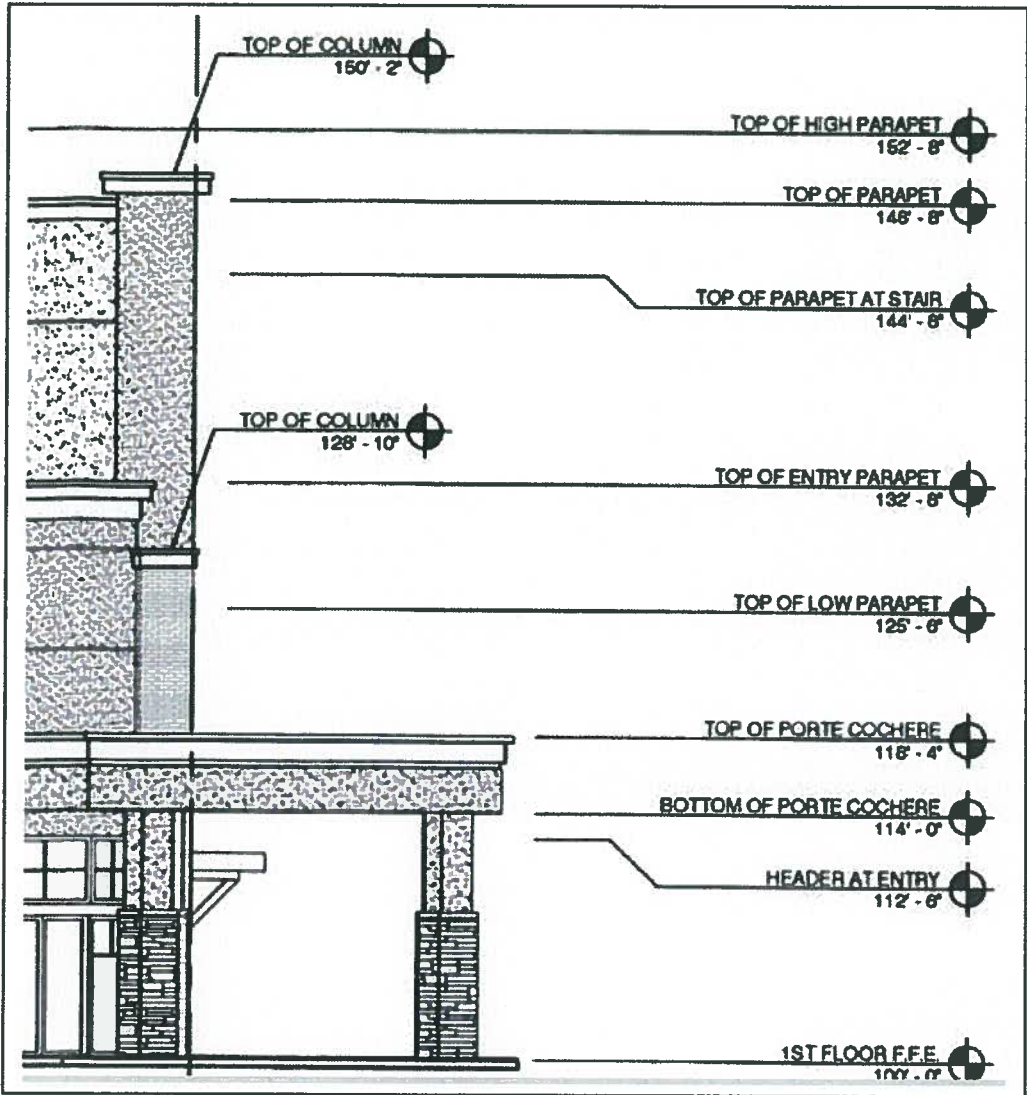
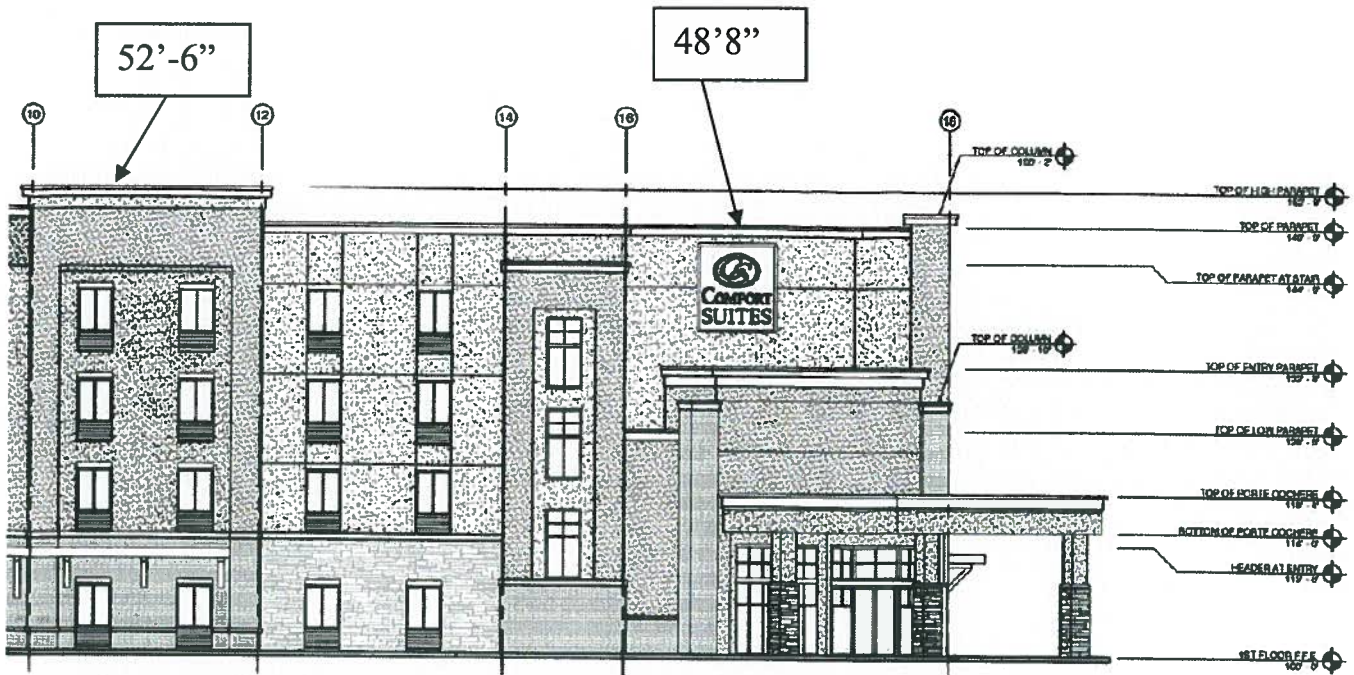
Amenity
(New Pool & Spa)



Elevations



Height Dimensions

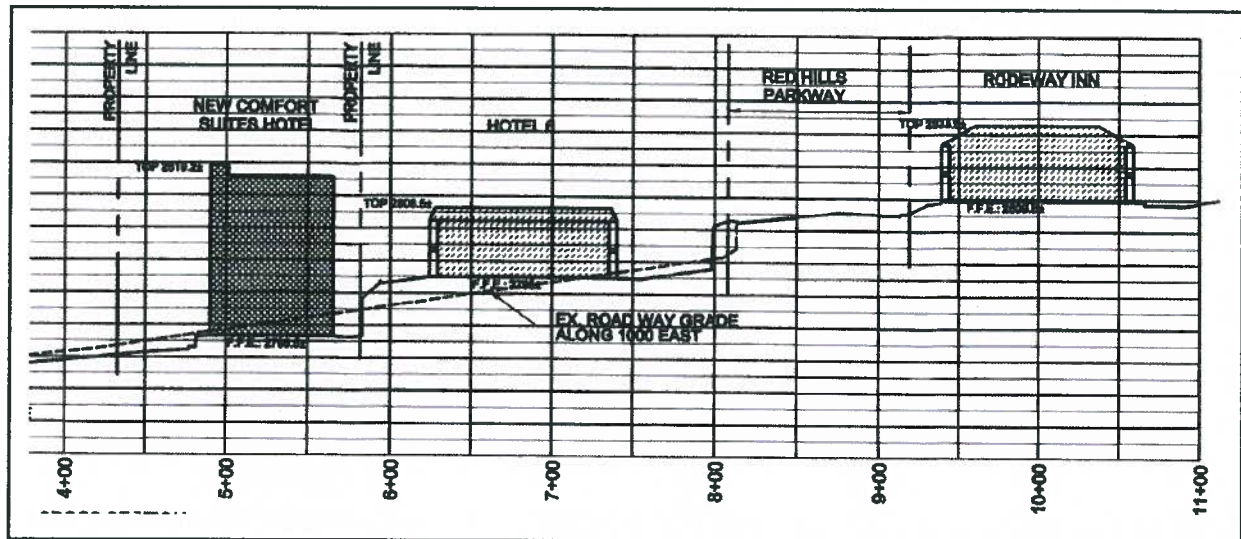
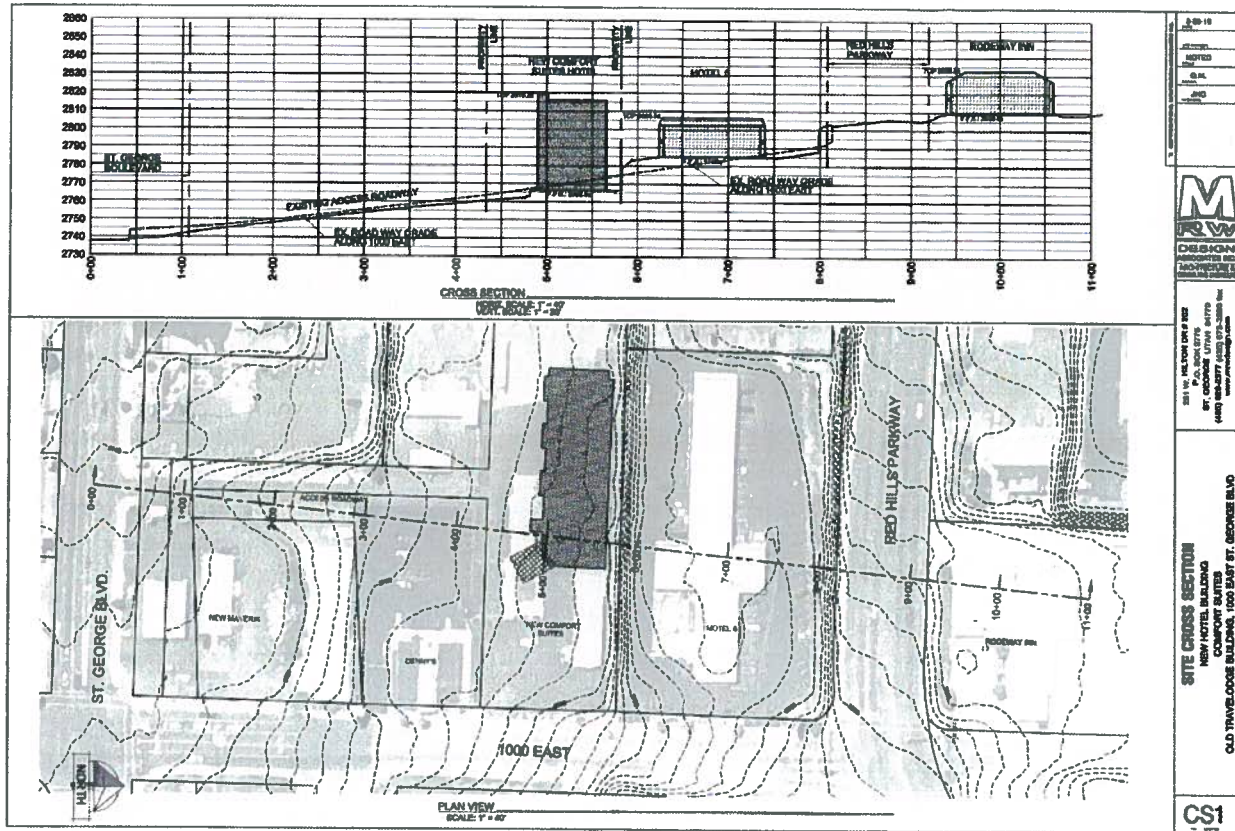


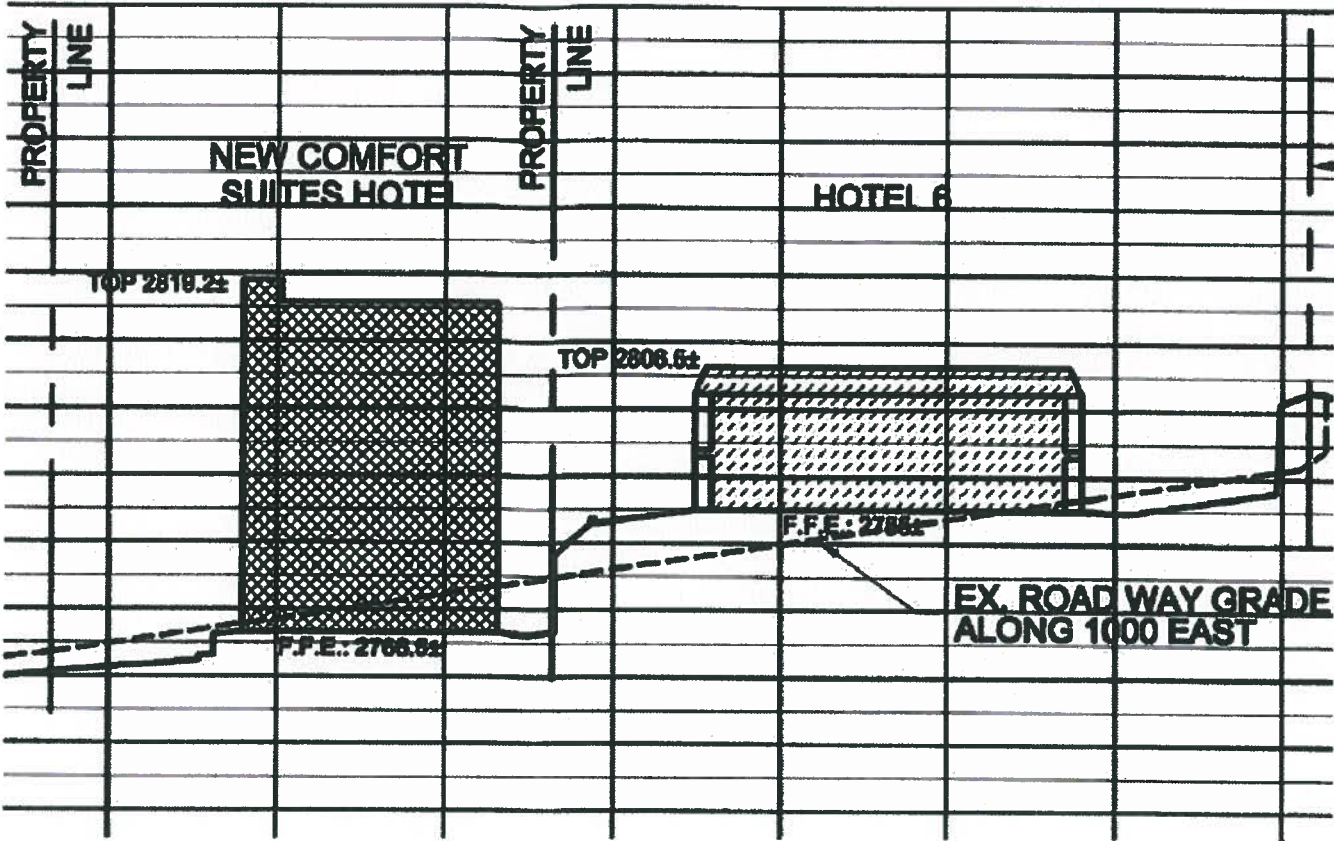
Renderings





Cross Section





Colors & Materials



1. Variegated Brick
2. Natural Stone
3. Light Stucco
4. Medium Stucco
5. Dark Stucco
6. Prefinished Metal
7. Smooth White Finish Stucco Trim & Parapet Cornice

DRAFTAgenda Item Number : **6D**

Request For Council Action

Date Submitted 2016-04-27 17:10:57**Applicant****Quick Title** UDOT Co-op Agreement for Ledges Interchange Modifications**Subject** Cooperative Agreement with UDOT to provide design services for modifications on the Interchange at the Ledges along SR-18**Discussion** The agreement is to provide funds to the City of St. George for the purpose of administering a design contract with a consultant to provide modifications to the Interchange specifically to allow for large over-sized transports traveling along SR-18 to traverse the roundabout on the east side of the on- and off-ramp.**Cost** \$40,000.00**City Manager
Recommendation****Action Taken****Requested by** Cameron Cutler**File Attachments** [Cooperative Agreement 4-27-2016.pdf](#)**Approved by Legal
Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [Cooperative Agreement 4-27-2016.pdf](#)



State of Utah
Department of Transportation

Cooperative Agreement Local Agency	Project Description: Interchange Modifications on SR-18 "The Ledges" Local Agency: St. George City	Estimated value of scope of work \$40,000.00
Pin: Job/ Project:		Date Executed is Date signed by comptrollers

THIS AGREEMENT, made and entered into on the executed date, by and between the **UTAH DEPARTMENT OF TRANSPORTATION**, hereinafter referred to as "**UDOT**", and **St. George City**, a political subdivision of the State of Utah, hereinafter referred to as the "**Local Agency**."

UDOT requested that the Work be included in the Local Agency's Project. Subject to the attached provisions, **Local Agency** will include the following items into their Project. Upon signing this agreement, **UDOT** agrees that the costs shown are estimates and that **UDOT** will be responsible for paying the actual costs associated with these items, based on unit bid prices, and actual quantities placed, unless the parties agree to a lump sum payment. If a lump sum payment is specified, UDOT will not pay for any additional costs beyond the lump sum payment amount. **Local Agency** will notify UDOT two weeks in advance prior to starting the Work so UDOT may schedule to inspect the Work. Upon completion of the project referenced above, the **Local Agency** will contact UDOT for a final project review and inspection. **UDOT** reserves the right to refuse payment unless the Work is completed to the standards established by **UDOT**. The **Local Agency** has the right to make any corrective action and resubmit for inspection, approval, and payment of the original amount.

Costs to include:

List or Description of Items

Item #	Item Description	Estimated Quantity	Unit Price	Estimated Cost
1	<i>Design of Interchange Modifications at the Ledges</i>	1	\$40,000.00	\$40,000.00
	Maximum Total Cost			\$40,00.00

LUMP SUM PAYMENT: TOTAL AMOUNT TO BE PAID BY UDOT (Fill in only if actual cost approach is not used.)	
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Project Completion Date:

Billing must be submitted within 3 months of project completion date.

UDOT will pay the cost of the project up to a maximum of \$40,000.00. If the actual costs exceed the agreed maximum total cost, Local Agency will immediately notify UDOT and UDOT can determine whether to reduce the scope of Work or continue with the Work at the increased cost. Once final signoff has occurred, the **Local Agency** will submit the receipts of payments made on the project to the **UDOT** Region 4 office. The payment of the originally committed amount or the direct costs of approved activities, whichever is less, will be processed within 45 days and a check will be sent to the **Local Agency**.

Total Estimated Reimbursement to the Local Agency is \$40,000.00 or the cost of the project whichever is less.

Provisions

(Note: the language in these provisions shall not be changed without prior approval from the Utah AG's office)

Local Agency will include the UDOT's requested Work provided UDOT pay the actual costs incurred for the Work. Local Agency's contractor will perform the work described in this Agreement in accordance with the plans and specifications. UDOT has the right to inspect the Work but may choose not to exercise this right. Regardless of any inspection by UDOT, Local Agency is still required to construct the Work in accordance with the plans and specifications. UDOT, through its inspection of said work, will provide Local Agency with information covering any problems or concerns UDOT may have with acceptance of said Work upon construction completion.

I. Liability:

UDOT and the Local Agency are both governmental entities subject to the Governmental Immunity Act. Each party agrees to indemnify, defend and save harmless the other party from any and all damages, claims, suits, costs, attorneys fees and actions arising from or related to its actions or omissions or the acts or omissions of its officers, agents, or employees in connection with the performance and/or subject matter of this Agreement. It is expressly agreed between the parties that the obligation to indemnify is limited to the dollar amounts set forth in the Governmental Immunity Act, provided said Act applies to the action or omission giving rise to the protections of this paragraph. This paragraph shall not be construed as a waiver of the protections of the Governmental Immunity Act by the parties. The indemnification in this paragraph shall survive the expiration or termination of this Agreement.

II. Termination:

This Agreement may be terminated as follows:

- a. By mutual agreement of the parties, in writing
- b. By either UDOT or the Local Agency for failure of the other party to fulfill their obligations as set forth in the provisions of this Agreement. Reasonable allowances will be made for circumstances beyond the control of the parties. Written notice of intent to terminate is required and shall specify the reasons for termination.

- c. By UDOT for the convenience of the State upon written notice to the Local Agency. However, UDOT will be responsible for the costs incurred for the Work before the termination of the Agreement.

III. Maintenance:

Division of jurisdiction and responsibilities of state highways shall be in accordance with Utah State Code Section 72-3-109 and applicable rules.

IV. Payment and Reimbursement to Local Agency:

UDOT shall be responsible for all actual costs associated with the Work described in this Agreement up to the maximum total cost or lump sum. The billing must be submitted within 3 months of the project completion date.

V. Change in Scope and Schedule:

UDOT recognizes that if Work scope or schedule changes from the original intent of this Agreement, UDOT will notify the Local Agency prior to changes being made. If the Local Agency modifies its Project and the modification affects the Work, Local Agency will notify UDOT. In the event there are changes in the scope of the Work, extra work, or changes in the planned work covered by this Agreement, a modification to this Agreement must be approved in writing by the parties prior to the start of work on said changes or additions.

VI. Miscellaneous:

Each party agrees to undertake and perform all further acts that are reasonably necessary to carry out the intent and purposes of the Agreement at the request of the other party.

The failure of either party to insist upon strict compliance of any of the terms and conditions, or failure or delay by either party to exercise any rights or remedies provided in this Agreement, or by law, will not release either party from any obligations arising under this Agreement.

This Agreement does not create any type of agency relationship, joint venture or partnership between the parties.

Each party represents that it has the authority to enter into this Agreement.

This Agreement may be executed in counterparts by the parties.

VII. Content Review:

Language content was reviewed and approved by the Utah AG's office on August 1, 2013.

St. George City				Utah Department of Transportation			
By		Date		By		Date	
Title/Signature of Official				Region 4 Traffic Operations Engineer Robert Dowell			
By		Date		By		Date	
Title/Signature of additional official if required				Region 4 Director Rick Torgerson			
By		Date		By		Date	
Title/Signature of additional official if required				Comptroller's Office			

DRAFTAgenda Item Number : **6E**

Request For Council Action

Date Submitted 2016-04-29 12:22:15**Applicant** Fred Davies**Quick Title** DBE Policy Statement for Transit**Subject** Disadvantaged Business Enterprise (DBE) Policy Statement for the DBE Program within Suntran**Discussion** The policy statement is an item that needs to be approved in order to keep Suntran in compliance with FTA requirements regarding the DBE program.**Cost** \$0.00**City Manager
Recommendation****Action Taken****Requested by** Cameron Cutler**File Attachments****Approved by Legal
Department?****Approved in Budget?** **Amount:****Additional Comments**

ST. GEORGE CITY DBE PROGRAM

POLICY STATEMENT

Section 26.1, 26.23

Objectives/Policy Statement

St. George City has established a Disadvantaged Business Enterprise (DBE) program in accordance with regulations of the U.S. Department of Transportation (DOT), 49 CFR Part 26. St. George City has received Federal financial assistance from the Department of Transportation, and as a condition of receiving this assistance, St. George City has signed an assurance that it will comply with 49 CFR Part 26.

It is the policy of St. George City to ensure that DBEs are defined in part 26, have an equal opportunity to receive and participate in DOT-assisted contracts. It is also our policy:

1. To ensure nondiscrimination in the award and administration of DOT – assisted contracts;
2. To create a level playing field on which DBEs can compete fairly for DOT-assisted contracts;
3. To ensure that the DBE Program is narrowly tailored in accordance with applicable law;
4. To ensure that only firms that fully meet 49 CFR Part 26 eligibility standards are permitted to participate as DBEs;
5. To help remove barriers to the participation of DBEs in DOT assisted contracts;
6. To promote the use of DBEs in all types of federally-assisted contracts and procurement activities conducted by recipients;
7. To assist the development of firms that can compete successfully in the market place outside the DBE Program; and
8. To provide appropriate flexibility to recipients of Federal financial assistance in establishing and providing opportunities for DBEs.

The Transit Manager has been delegated as the DBE Liaison Officer. In that capacity, the Transit Manager is responsible for implementing all aspects of the DBE program in regards to the Bus system. Implementation of the DBE program is accorded the same priority as compliance with all other legal obligations incurred by St. George City in its financial assistance agreements with the Department of Transportation.


St. George City has disseminated this policy statement to the St. George City Council members and all of the components of our organization. We have distributed this statement to DBE and non-DBE business communities that perform work for us on DOT-assisted contracts via inclusion of the statement in project bidding documents for which DBE participation is required.

Jonathon T. Pike, Mayor, City of St. George

Date

Attest: City Recorder

Approved as to form:



Paula, Houston, Deputy City Attorney

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**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
MARCH 24, 2016, 4:00 P.M.
ADMINISTRATIVE CONFERENCE ROOM**

PRESENT:

Mayor Jon Pike
Councilmember Jimmie Hughes
Councilmember Joe Bowcutt
Councilmember Bette Arial
Councilmember Ed Baca
City Manager Gary Esplin
City Attorney Shawn Guzman
Deputy City Recorder Annette Hansen

Absent:

Councilmember Michele Randall

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Marc Mortensen and the invocation was offered by President Winch from the LDS YSA 1st Stake.

Veterans read later – commemoration rec Vietnam War veterans

AWARD OF BID:

Consider award of bid for the Red Hills Parkway realignment and drainage project.

City Manager Gary Esplin explained that this was the City's portion of the underpass work needed on the North side to make drainage changes prior to UDOT bidding their portion of the project. He recommended that the bid be awarded to Interstate Rock Products. The project included earthwork and grading for future realigning of Red Hills Parkway and the installation of 627 feet of a 10' x 10' concrete box culvert. He explained that the bid was very close, within \$800, and there was a bid protest questioning the local preference and if Interstate Rock Products fit the criteria of a local contractor. It was determined through the City's current ordinance they Interstate Rock Products met the local contractor standards. Mr. Esplin also explained that this project is budgeted for and there is a tight time frame for this project.

MOTION:

A motion was made by Councilmember Hughes to award the bid for the construction of Red Hills Parkway and Drainage project to Interstate Rock Products in the amount of \$1,042,824.80.

SECOND:

The motion was seconded by Councilmember Baca

VOTE:

Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

RESOLUTION:

Consider adoption of a resolution of the City Council of the City of St. George, Utah, authorizing and approving a bond purchase agreement, and preliminary official statement; and related matters

City Manager Gary Esplin explained that the City is trying to get this bond into the market before it changes. Since the last council discussion on this issue about a month ago the market has

1 changed and gone from an approximately 1 million dollar savings to about 750,000 dollar
2 savings, still a considerable amount but the need to move quickly is crucial.
3

4 **MOTION:** A motion was made by Councilmember Arial to adopt the resolution
5 authorizing and approving a bond purchase agreement, and preliminary
6 official statement and related matters.

7 **SECOND:** The motion was seconded by Councilmember Bowcutt.

8 **VOTE:** Mayor Pike called for a roll call vote, as follows:
9

10 Councilmember Hughes – aye

11 Councilmember Bowcutt – aye

12 Councilmember Arial – aye

13 Councilmember Baca – aye
14

15 The vote was unanimous and the motion carried.
16

17 **PRESENTATION:**

18 **Art Around the Corner program**

19 Art Commission chair president Stephanie Bevans presented the upcoming artists for this year's
20 Art Around the Corner program. She stated that this would be her last year as chair president
21 and she has enjoyed working with the artists and community in raising awareness to the talented
22 artists in the area. She stated that there would be a dinner reception to introduce and honor all
23 the participating artists on April 9 at the Dixie Academy 3rd floor and invited all Councilmembers
24 to attend this event. She then presented pictures of the proposed sculptures that are to be
25 displayed throughout the downtown area.
26

27 **DISCUSSION:**

28 **RAP tax funds process and schedule**

29 City Manager Gary Esplin stated that staff has worked closely with the Arts Council to devise a
30 process and policy statement and recommended schedule for soliciting grant request for the Arts
31 portion of the RAP tax. He stated that there are not exact numbers of how much funds have
32 been generated from this as we have not yet gone through a full year but it is estimated around
33 \$1.2 million annually to be dispersed three ways between the arts, parks and recreation
34 departments.
35

36 Community Arts and Exhibits Administrator Gary Sanders presented the proposal and
37 recommendations and proposal of the St. George Arts Commission as to how the funds would be
38 allocated. It is anticipated that there would be approximately \$400,000 to disperse between
39 Tuachan (\$25,000), Arts District (\$50,000), Electric Theater operation (\$100,000), and City
40 based arts groups via grant support (\$225,000).
41

42 Mayor Pike noted that the \$125,000 allocations to Tuachan as well as the Electric Theater are
43 annual guaranteed obligations for the next nine years.
44

45 Mr. Sanders presented a schedule for accepting applications for RAP tax funds by the end of April,
46 with the St. George Arts Commission reviewing the applications in May and then presenting their
47 recommendations for the City Council for approval in June. City Manager Gary Esplin raised
48 concerns regarding this schedule because of the requirement for funds to be allocated in the
49 budget by June and this would not give the Council enough time to review and approve. He
50 suggested they begin the process at an earlier time to avoid any budgeting issues.
51

52 Mayor Pike stated that through steps such as these with RAP tax funding, the anticipation is to be
53 able to help strengthen the City's arts groups so they can become anchor tenants of the arts
54 district, become self-supporting, and enable the City to build and support other major art centers
55 in the future.
56

1 **PROCLAMATION:**

2 **For Veterans of Vietnam War:**

3 Councilmember Joe Bowcutt read a proclamation honoring and recognizing commemorating
4 Veterans who served during the Vietnam War and designating March 29, 2016 as "Welcome
5 Home Vietnam Veteran's Day" a day to honor and show appreciation to these Vietnam Veterans
6 and their families.
7

8 **DISCUSSION:**

9 **Use of pickleball courts for fund raising events**

10 Kent Perkins stated that the Recreation Division has been approached on a number of occasions
11 by groups and individuals who want to use the Little Valley Pickleball courts to stage a fundraising
12 activity. The latest group to request is the St. George Rotary Club. They are working with "Pure
13 Pickleball", a local business and want to stage a large tournament in May as a fundraiser for club
14 humanitarian projects. They want to use the Little Valley courts for three days to host 296
15 players. Staff has turned away a number of fundraising requests to they are in need of Council
16 direction regarding these types of events, use fees and recouping other costs. Staff has prepared
17 a list of questions with possible answers and options.
18

19 Recreation Manager Steve Bingham gave a presentation on the pickleball courts and programs
20 which included the following topics: Why It's So Popular; Then and Now; Challenges Operating
21 the Facility, Balancing Facility and Play; St George Pros and Staff; Soup Group; Informal Play,
22 Hours of Operation, Busiest Days of Week; City Leagues; Program Offerings; Competitive City
23 Tournaments; Total Players, Demographics of Players; Socially Focused Tournaments; Program
24 Offerings; Operation of Facility; Balancing Facility Play Plan; Facility Driven Revenues; Questions
25 From the Recreation Department to Council
26

27 Council discussed the different benefits for allowing pickleball tournaments as well as discussed
28 concerns such as the need to cover costs and calendaring. It was emphasized that these events
29 would have to follow proper city ordinances and obtain a special event permit were they allowed.
30 Mayor Pike stated that consideration should be made for when other major events are happening
31 within the City and not scheduling tournaments during these times. After much discussion,
32 council agreed that leisure services should come up with a fee structure and scheduling plan to
33 accommodate these events and bring it back to the Council for review.
34

35 **PUBLIC COMMENT:**

36 Lucia Duncan asked to address the Council and presented them with an article she wrote for a
37 news organization entitled "Mainstreet USA, the Most Endangered Historic Place". She expressed
38 concerns with rumors she heard about the City tearing down older buildings in the downtown
39 area. Mayor Pike reassured her that the City does all it can to preserve the history of the area
40 and that there are no plans now or in the future to tear down any buildings there. She thanked
41 the Council for their dedication to preserving the quaintness of the area and encouraged them to
42 continue to do so.
43

44 **DISCUSSION:**

45 **City Policy regarding water overbilling for services related to faulty ERT water**
46 **meters, Scott Taylor**

47 City Manager Gary Esplin explained that the water department was recently notified by Itron, the
48 supplier of the water meter ERT's, of a faulty batch of ERT's that have been installed in the
49 system. Water Department Supervisor Scott Taylor explained that the ERT is the electronic
50 component that transmits a radio signal to a data collector, recording the amount of water that
51 has been delivered through a water meter. There were 2,800 faulty ERT's identified. Itron has
52 replaced the ERTs and have compensated the City for the installation of the replacements. Of the
53 2,800 faulty ERT's they have identified 56 that have caused an over-bill to the customer. He
54 presented a proposal to credit those accounts that have been over-billed over the past 2.5 years
55 due to the faulty ERTs.

1
2 Council felt that it was only reasonable to credit the overpaid customers' accounts, and for those
3 larger overpayments to leave the refunding option to the discretion of the billing department
4 supervisor.
5

6 **REPORTS FROM MAYOR, COUNCILMEMBERS AND CITY MANAGER:**

7 Mayor Pike mentioned that due to the Utah League of Cities and Towns conference, there would
8 not be a Council Meeting the following week. The next scheduled meeting would be on April 7,
9 2016.

10
11 **ADJOURN:**

12 **MOTION:** A motion was made by Councilmember Arial to adjourn the meeting.

13 **SECOND:** The motion was seconded by Councilmember Hughes.

14 **VOTE:** Mayor Pike called for a vote, as follows:
15

16 Councilmember Hughes - aye

17 Councilmember Bowcutt - aye

18 Councilmember Arial - aye

19 Councilmember Baca - aye
20

21 The vote was unanimous and the motion carried.
22
23

24 The meeting was then adjourned at 6:35 PM.
25
26
27
28
29

30 _____
31 Annette Hansen, Deputy City Recorder
32